

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	8	+ 14.3%	74	86	+ 16.2%
Closed Sales	6	8	+ 33.3%	69	86	+ 24.6%
Median Sales Price*	\$660,000	\$623,500	- 5.5%	\$635,000	\$666,875	+ 5.0%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	40	20	- 50.0%	25	25	0.0%
Percent of Original List Price Received*	100.2%	104.7%	+ 4.5%	102.0%	101.5%	- 0.5%
New Listings	3	3	0.0%	84	105	+ 25.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

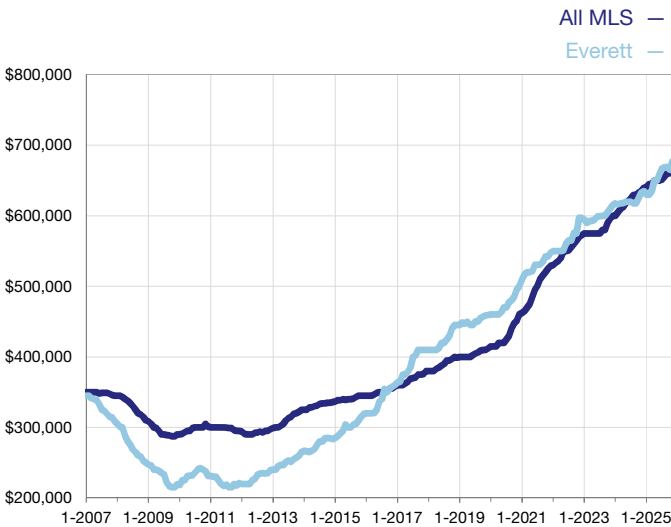
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	1	- 66.7%	71	56	- 21.1%
Closed Sales	6	4	- 33.3%	74	53	- 28.4%
Median Sales Price*	\$550,000	\$457,000	- 16.9%	\$471,500	\$455,000	- 3.5%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	34	64	+ 88.2%	30	40	+ 33.3%
Percent of Original List Price Received*	99.0%	93.8%	- 5.3%	100.2%	100.1%	- 0.1%
New Listings	5	3	- 40.0%	90	76	- 15.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

