

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Everett

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	3	+ 50.0%	6	5	- 16.7%
Closed Sales	4	3	- 25.0%	11	9	- 18.2%
Median Sales Price*	\$677,500	\$588,000	- 13.2%	\$620,000	\$615,000	- 0.8%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	35	86	+ 145.7%	30	67	+ 123.3%
Percent of Original List Price Received*	100.8%	97.5%	- 3.3%	101.6%	96.1%	- 5.4%
New Listings	4	5	+ 25.0%	7	7	0.0%

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

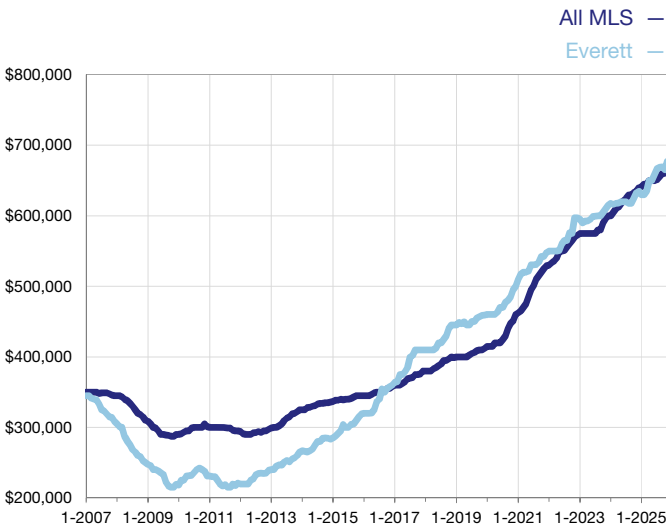
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	5	- 16.7%	12	8	- 33.3%
Closed Sales	3	0	- 100.0%	8	1	- 87.5%
Median Sales Price*	\$326,500	\$0	- 100.0%	\$362,000	\$275,000	- 24.0%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	39	0	- 100.0%	48	5	- 89.6%
Percent of Original List Price Received*	99.5%	0.0%	- 100.0%	99.1%	102.3%	+ 3.2%
New Listings	6	5	- 16.7%	14	8	- 42.9%

* 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

