

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	24	43	+ 79.2%	173	172	- 0.6%
Closed Sales	26	28	+ 7.7%	173	143	- 17.3%
Median Sales Price*	\$582,500	\$632,500	+ 8.6%	\$551,000	\$635,000	+ 15.2%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	24	20	- 16.7%
Percent of Original List Price Received*	105.7%	101.4%	- 4.1%	104.4%	105.2%	+ 0.8%
New Listings	24	28	+ 16.7%	189	203	+ 7.4%

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

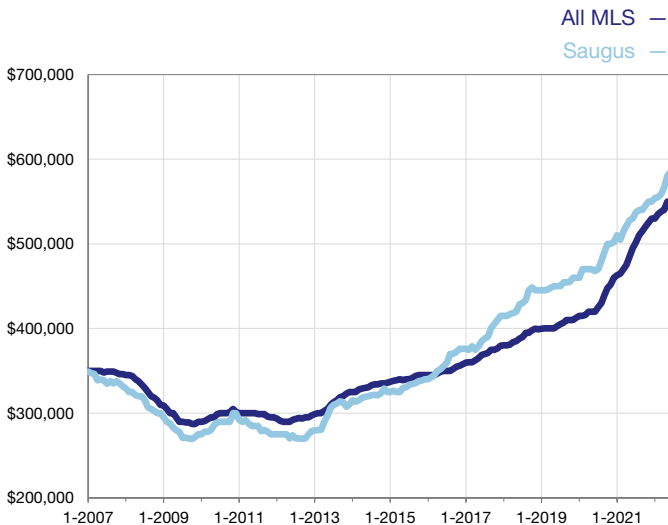
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	7	+ 75.0%	44	30	- 31.8%
Closed Sales	3	8	+ 166.7%	44	27	- 38.6%
Median Sales Price*	\$280,000	\$382,500	+ 36.6%	\$382,000	\$420,000	+ 9.9%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	16	- 5.9%	22	14	- 36.4%
Percent of Original List Price Received*	101.3%	106.3%	+ 4.9%	103.1%	106.4%	+ 3.2%
New Listings	3	2	- 33.3%	45	33	- 26.7%

* 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

