

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	11	- 8.3%	254	247	- 2.8%
Closed Sales	24	25	+ 4.2%	268	245	- 8.6%
Median Sales Price*	\$569,500	\$560,000	- 1.7%	\$550,000	\$620,000	+ 12.7%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	18	30	+ 66.7%	23	23	0.0%
Percent of Original List Price Received*	107.0%	98.0%	- 8.4%	104.3%	102.8%	- 1.4%
New Listings	8	9	+ 12.5%	272	287	+ 5.5%

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

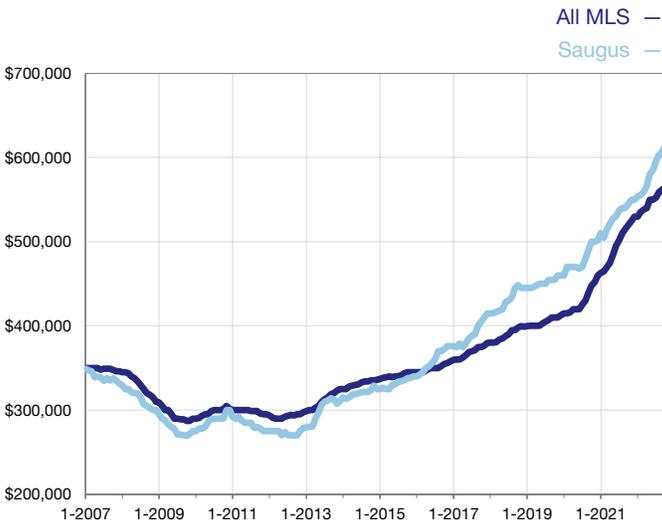
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	60	37	- 38.3%
Closed Sales	6	2	- 66.7%	63	38	- 39.7%
Median Sales Price*	\$257,000	\$462,500	+ 80.0%	\$360,000	\$470,000	+ 30.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	22	- 24.1%	23	15	- 34.8%
Percent of Original List Price Received*	102.7%	93.5%	- 9.0%	103.1%	105.6%	+ 2.4%
New Listings	3	3	0.0%	62	42	- 32.3%

* 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

