

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	23	27	+ 17.4%	242	238	- 1.7%
Closed Sales	28	22	- 21.4%	244	219	- 10.2%
Median Sales Price*	\$520,000	\$568,000	+ 9.2%	\$550,000	\$625,000	+ 13.6%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	20	32	+ 60.0%	23	22	- 4.3%
Percent of Original List Price Received*	104.0%	97.2%	- 6.5%	104.1%	103.4%	- 0.7%
New Listings	15	15	0.0%	264	278	+ 5.3%

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

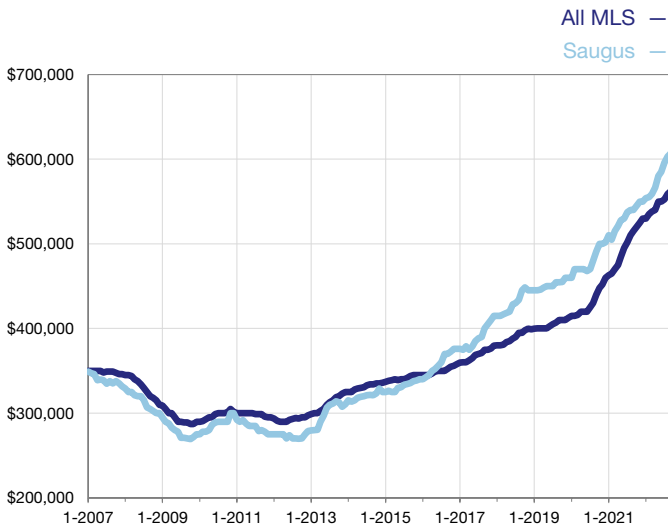
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	1	- 88.9%	58	35	- 39.7%
Closed Sales	4	3	- 25.0%	57	36	- 36.8%
Median Sales Price*	\$260,000	\$550,000	+ 111.5%	\$379,000	\$470,000	+ 24.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	12	10	- 16.7%	22	15	- 31.8%
Percent of Original List Price Received*	101.5%	106.7%	+ 5.1%	103.1%	106.2%	+ 3.0%
New Listings	3	2	- 33.3%	59	39	- 33.9%

* 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

