

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Saugus

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	23	+ 43.8%	59	62	+ 5.1%
Closed Sales	16	13	- 18.8%	53	52	- 1.9%
Median Sales Price*	\$742,500	\$560,000	- 24.6%	\$620,500	\$590,000	- 4.9%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	13	20	+ 53.8%	19	25	+ 31.6%
Percent of Original List Price Received*	109.5%	102.8%	- 6.1%	107.1%	101.0%	- 5.7%
New Listings	18	20	+ 11.1%	71	73	+ 2.8%

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

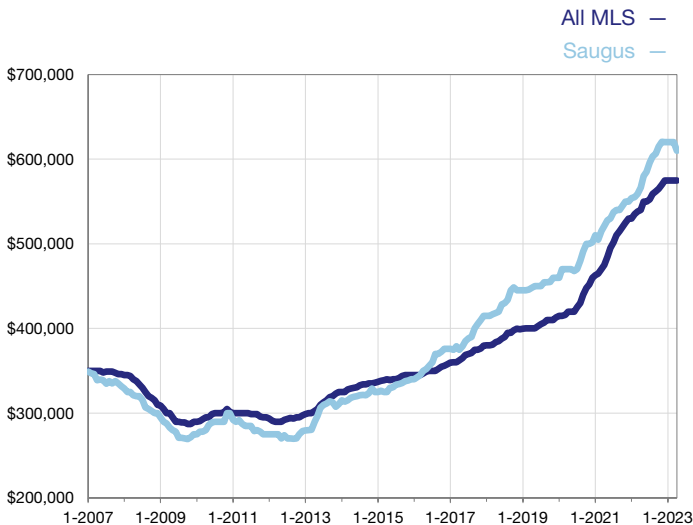
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	8	11	+ 37.5%
Closed Sales	3	3	0.0%	10	11	+ 10.0%
Median Sales Price*	\$314,000	\$450,000	+ 43.3%	\$372,500	\$450,000	+ 20.8%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.8	0.3	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	6	9	+ 50.0%	13	24	+ 84.6%
Percent of Original List Price Received*	105.8%	105.1%	- 0.7%	106.4%	102.2%	- 3.9%
New Listings	8	3	- 62.5%	15	11	- 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

