

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Saugus

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	19	- 17.4%	82	81	- 1.2%
Closed Sales	20	15	- 25.0%	73	67	- 8.2%
Median Sales Price*	\$610,000	<b>\$630,000</b>	+ 3.3%	\$620,500	<b>\$600,000</b>	- 3.3%
Inventory of Homes for Sale	38	20	- 47.4%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	19	25	+ 31.6%
Percent of Original List Price Received*	106.9%	<b>104.4%</b>	- 2.3%	107.0%	<b>101.7%</b>	- 5.0%
New Listings	41	29	- 29.3%	112	102	- 8.9%

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

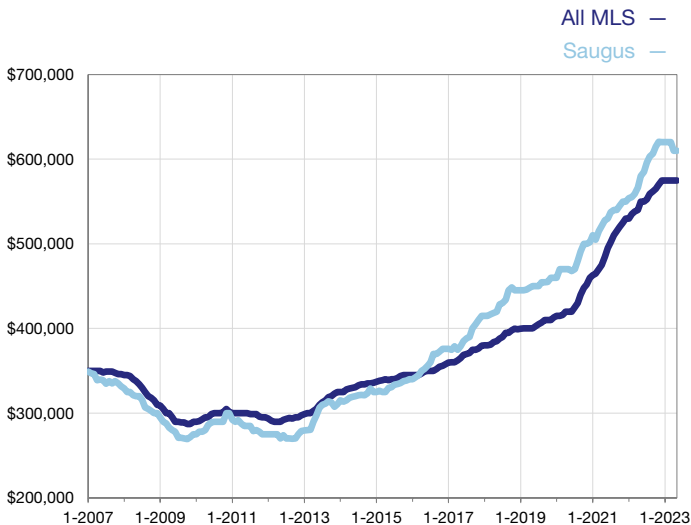
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	15	15	0.0%
Closed Sales	3	2	- 33.3%	13	13	0.0%
Median Sales Price*	\$500,000	<b>\$461,000</b>	- 7.8%	\$380,000	<b>\$450,000</b>	+ 18.4%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	19	8	- 57.9%	14	22	+ 57.1%
Percent of Original List Price Received*	108.2%	<b>104.3%</b>	- 3.6%	106.8%	<b>102.5%</b>	- 4.0%
New Listings	4	6	+ 50.0%	18	17	- 5.6%

\* 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

