

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	21	+ 16.7%	127	118	- 7.1%
Closed Sales	23	15	- 34.8%	115	101	- 12.2%
Median Sales Price*	\$660,000	\$668,000	+ 1.2%	\$638,000	\$615,500	- 3.5%
Inventory of Homes for Sale	46	24	- 47.8%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	21	+ 5.0%	19	22	+ 15.8%
Percent of Original List Price Received*	102.1%	103.9%	+ 1.8%	106.1%	103.1%	- 2.8%
New Listings	32	29	- 9.4%	173	147	- 15.0%

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

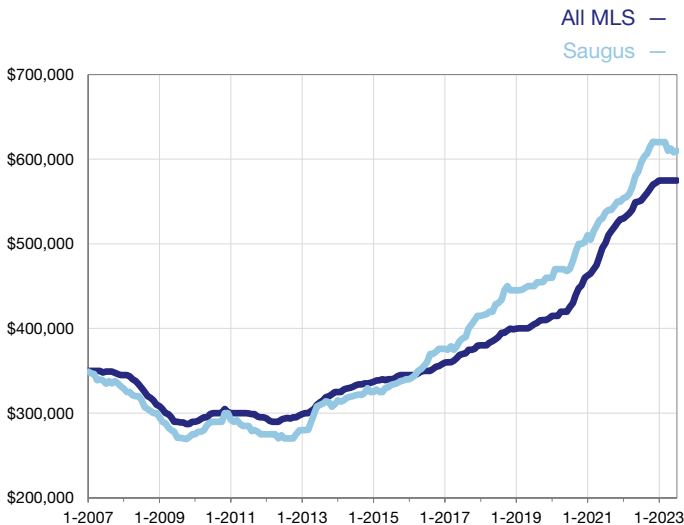
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	23	20	- 13.0%
Closed Sales	2	3	+ 50.0%	19	19	0.0%
Median Sales Price*	\$402,500	\$445,000	+ 10.6%	\$461,000	\$450,000	- 2.4%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	8	30	+ 275.0%	13	23	+ 76.9%
Percent of Original List Price Received*	107.9%	103.8%	- 3.8%	106.4%	103.7%	- 2.5%
New Listings	7	3	- 57.1%	29	21	- 27.6%

* 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

