

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	32	33	+ 3.1%	159	147	- 7.5%
Closed Sales	29	23	- 20.7%	144	125	- 13.2%
Median Sales Price*	\$630,000	\$630,000	0.0%	\$633,500	\$620,000	- 2.1%
Inventory of Homes for Sale	40	15	- 62.5%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.3%	20	23	+ 15.0%
Percent of Original List Price Received*	100.9%	100.8%	- 0.1%	105.0%	102.6%	- 2.3%
New Listings	28	20	- 28.6%	201	167	- 16.9%

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

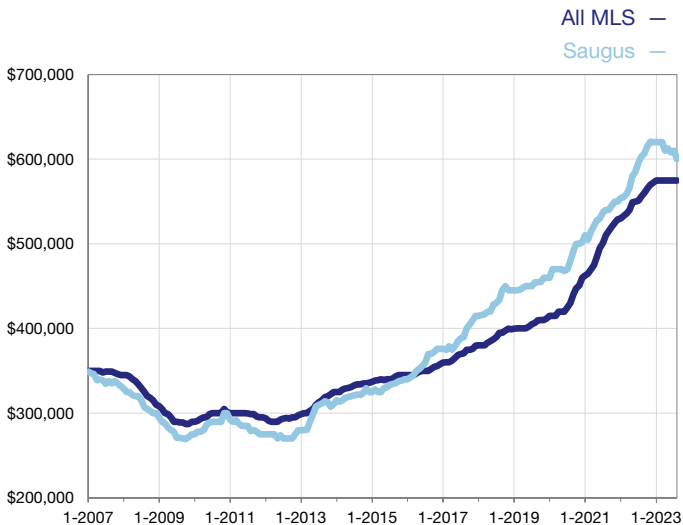
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	29	24	- 17.2%
Closed Sales	8	2	- 75.0%	27	21	- 22.2%
Median Sales Price*	\$382,500	\$412,500	+ 7.8%	\$420,000	\$450,000	+ 7.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	16	10	- 37.5%	14	21	+ 50.0%
Percent of Original List Price Received*	106.3%	111.4%	+ 4.8%	106.4%	104.5%	- 1.8%
New Listings	2	4	+ 100.0%	31	25	- 19.4%

* 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

