

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	26	+ 73.3%	76	81	+ 6.6%
Closed Sales	16	17	+ 6.3%	68	62	- 8.8%
Median Sales Price*	\$630,000	\$730,000	+ 15.9%	\$600,000	\$687,500	+ 14.6%
Inventory of Homes for Sale	30	21	- 30.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	22	19	- 13.6%	24	22	- 8.3%
Percent of Original List Price Received*	105.1%	104.4%	- 0.7%	102.0%	103.5%	+ 1.5%
New Listings	28	29	+ 3.6%	101	101	0.0%

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

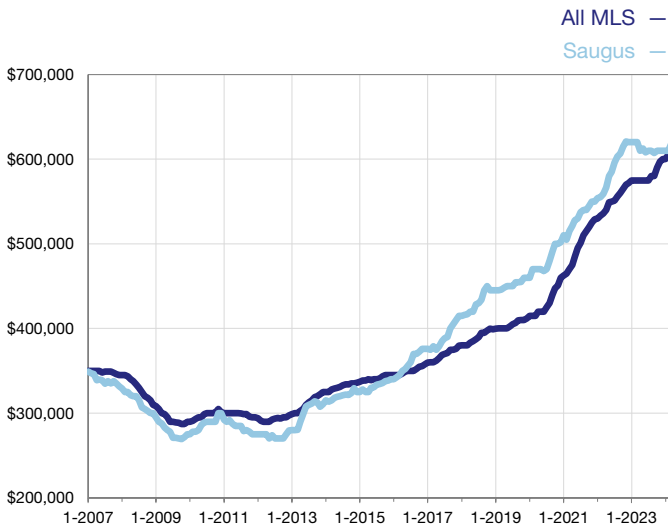
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	4	0.0%	15	15	0.0%
Closed Sales	2	3	+ 50.0%	13	13	0.0%
Median Sales Price*	\$461,000	\$400,000	- 13.2%	\$450,000	\$425,000	- 5.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	8	17	+ 112.5%	22	28	+ 27.3%
Percent of Original List Price Received*	104.3%	107.9%	+ 3.5%	102.5%	99.5%	- 2.9%
New Listings	6	4	- 33.3%	17	15	- 11.8%

* 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

