

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Saugus

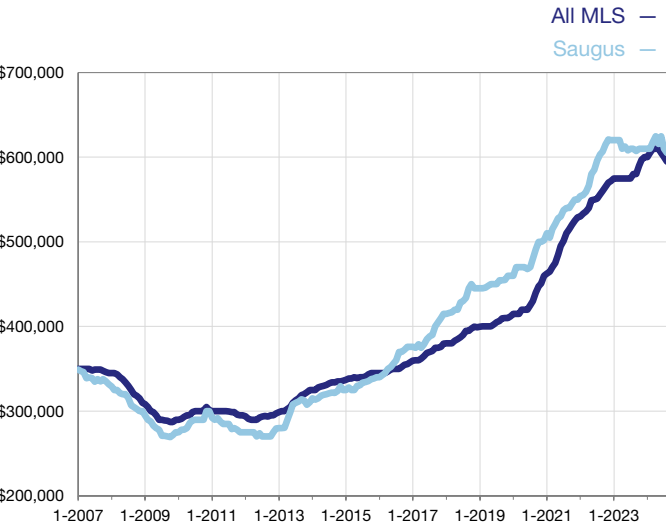
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	30	35	+ 16.7%	143	148	+ 3.5%
Closed Sales	23	16	- 30.4%	125	125	0.0%
Median Sales Price*	\$630,000	\$665,500	+ 5.6%	\$620,000	\$675,000	+ 8.9%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	23	21	- 8.7%
Percent of Original List Price Received*	100.8%	105.1%	+ 4.3%	102.6%	103.9%	+ 1.3%
New Listings	19	30	+ 57.9%	164	179	+ 9.1%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	22	27	+ 22.7%
Closed Sales	2	5	+ 150.0%	21	24	+ 14.3%
Median Sales Price*	\$412,500	\$585,000	+ 41.8%	\$450,000	\$425,000	- 5.6%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	10	17	+ 70.0%	21	23	+ 9.5%
Percent of Original List Price Received*	111.4%	103.7%	- 6.9%	104.5%	101.5%	- 2.9%
New Listings	4	5	+ 25.0%	25	27	+ 8.0%

\* 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

