

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

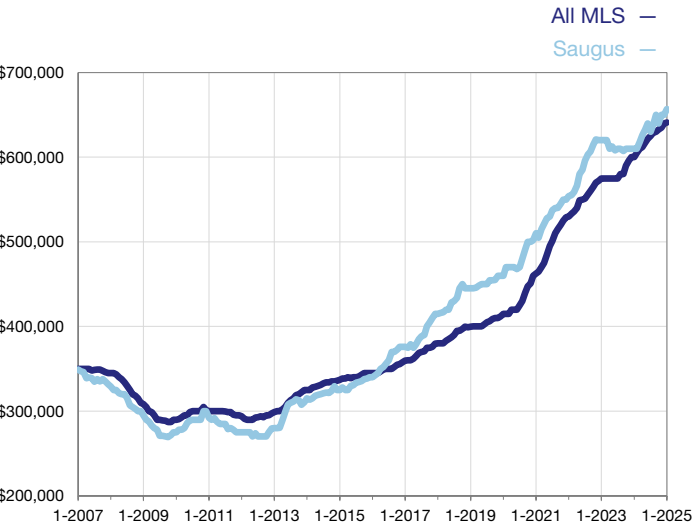
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	16	+ 100.0%	8	16	+ 100.0%
Closed Sales	14	11	- 21.4%	14	11	- 21.4%
Median Sales Price*	\$631,250	\$747,000	+ 18.3%	\$631,250	\$747,000	+ 18.3%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	30	65	+ 116.7%	30	65	+ 116.7%
Percent of Original List Price Received*	102.1%	96.5%	- 5.5%	102.1%	96.5%	- 5.5%
New Listings	16	19	+ 18.8%	16	19	+ 18.8%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$365,000	\$500,000	+ 37.0%	\$365,000	\$500,000	+ 37.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	11	- 42.1%	19	11	- 42.1%
Percent of Original List Price Received*	98.6%	100.0%	+ 1.4%	98.6%	100.0%	+ 1.4%
New Listings	2	3	+ 50.0%	2	3	+ 50.0%

* 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

