

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

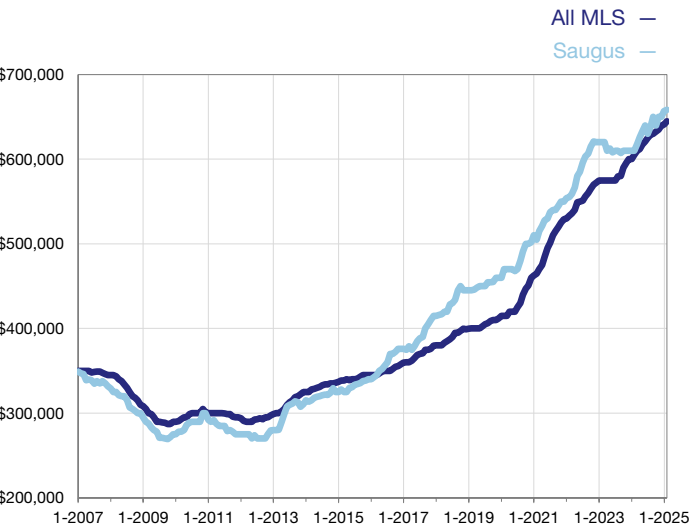
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	16	+ 6.7%	23	30	+ 30.4%
Closed Sales	6	15	+ 150.0%	20	26	+ 30.0%
Median Sales Price*	\$622,500	\$640,000	+ 2.8%	\$623,750	\$695,000	+ 11.4%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	27	47	+ 74.1%
Percent of Original List Price Received*	100.0%	100.2%	+ 0.2%	101.5%	98.6%	- 2.9%
New Listings	9	13	+ 44.4%	25	32	+ 28.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	6	5	- 16.7%
Closed Sales	5	2	- 60.0%	6	3	- 50.0%
Median Sales Price*	\$525,000	\$514,000	- 2.1%	\$445,000	\$500,000	+ 12.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	16	- 52.9%	32	14	- 56.3%
Percent of Original List Price Received*	94.0%	101.4%	+ 7.9%	94.8%	100.9%	+ 6.4%
New Listings	3	4	+ 33.3%	5	7	+ 40.0%

* 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

