

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	16	+ 60.0%	210	198	- 5.7%
Closed Sales	18	21	+ 16.7%	211	193	- 8.5%
Median Sales Price*	\$619,450	\$660,000	+ 6.5%	\$650,000	\$705,000	+ 8.5%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	29	35	+ 20.7%	24	29	+ 20.8%
Percent of Original List Price Received*	105.1%	97.2%	- 7.5%	102.9%	100.7%	- 2.1%
New Listings	4	10	+ 150.0%	238	240	+ 0.8%

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

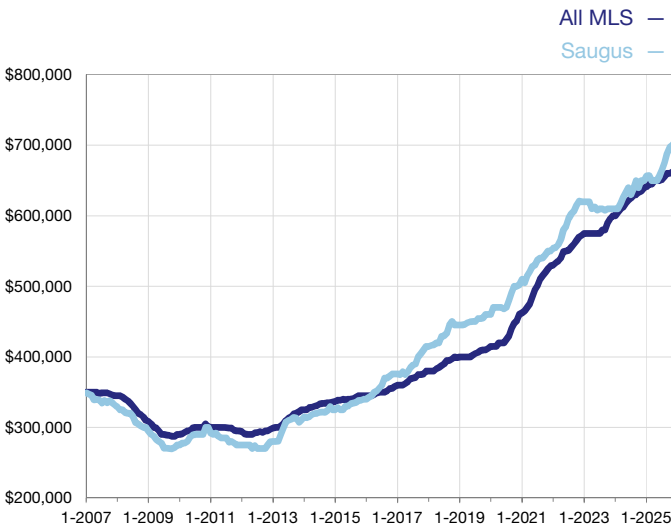
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	3	--	37	46	+ 24.3%
Closed Sales	3	4	+ 33.3%	38	44	+ 15.8%
Median Sales Price*	\$465,000	\$569,000	+ 22.4%	\$435,000	\$500,000	+ 14.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	93	54	- 41.9%	28	25	- 10.7%
Percent of Original List Price Received*	94.6%	92.5%	- 2.2%	101.3%	100.3%	- 1.0%
New Listings	0	0	--	36	56	+ 55.6%

* 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

