

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	16	+ 6.7%	29	22	- 24.1%
Closed Sales	15	10	- 33.3%	26	20	- 23.1%
Median Sales Price*	\$640,000	\$645,000	+ 0.8%	\$695,000	\$647,500	- 6.8%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	33	29	- 12.1%	47	32	- 31.9%
Percent of Original List Price Received*	100.2%	101.8%	+ 1.6%	98.6%	100.5%	+ 1.9%
New Listings	13	6	- 53.8%	32	20	- 37.5%

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

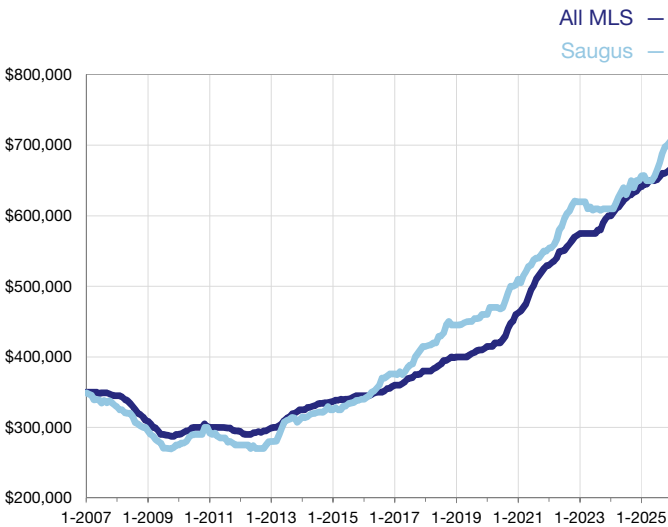
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	5	6	+ 20.0%
Closed Sales	2	2	0.0%	3	5	+ 66.7%
Median Sales Price*	\$514,000	\$580,000	+ 12.8%	\$500,000	\$570,000	+ 14.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	16	57	+ 256.3%	14	47	+ 235.7%
Percent of Original List Price Received*	101.4%	94.3%	- 7.0%	100.9%	95.6%	- 5.3%
New Listings	4	3	- 25.0%	7	5	- 28.6%

* 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

