

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	12	+ 50.0%	37	34	- 8.1%
Closed Sales	10	7	- 30.0%	36	27	- 25.0%
Median Sales Price*	\$650,000	\$735,000	+ 13.1%	\$667,500	\$665,000	- 0.4%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	52	+ 108.0%	41	37	- 9.8%
Percent of Original List Price Received*	98.8%	101.6%	+ 2.8%	98.7%	100.8%	+ 2.1%
New Listings	15	22	+ 46.7%	47	42	- 10.6%

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

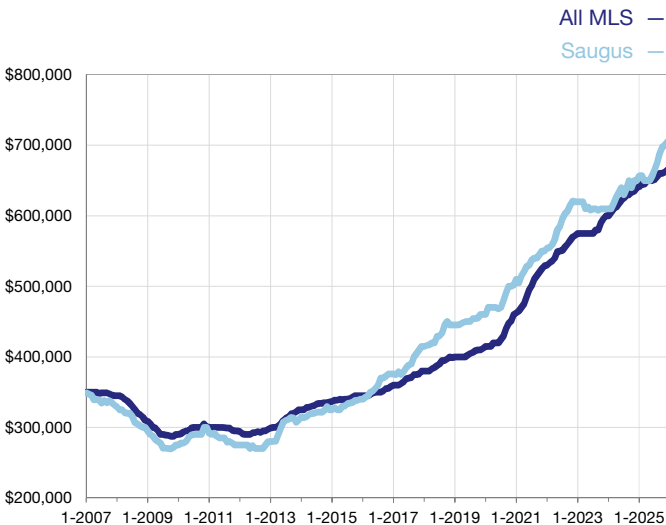
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	4	- 33.3%	11	9	- 18.2%
Closed Sales	3	2	- 33.3%	6	7	+ 16.7%
Median Sales Price*	\$440,000	\$472,000	+ 7.3%	\$470,000	\$570,000	+ 21.3%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	14	52	+ 271.4%	14	49	+ 250.0%
Percent of Original List Price Received*	104.9%	97.9%	- 6.7%	102.9%	96.3%	- 6.4%
New Listings	7	5	- 28.6%	14	10	- 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

