

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 19 | 23 | + 21.1% | 56 | 53 | - 5.4% |
| Closed Sales | 13 | 15 | + 15.4% | 49 | 42 | - 14.3% |
| Median Sales Price* | \$615,000 | \$680,000 | + 10.6% | \$650,000 | \$667,500 | + 2.7% |
| Inventory of Homes for Sale | 20 | 24 | + 20.0% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.5 | + 36.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 19 | 33 | + 73.7% | 35 | 36 | + 2.9% |
| Percent of Original List Price Received* | 105.4% | 102.3% | - 2.9% | 100.4% | 101.4% | + 1.0% |
| New Listings | 23 | 31 | + 34.8% | 70 | 72 | + 2.9% |

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

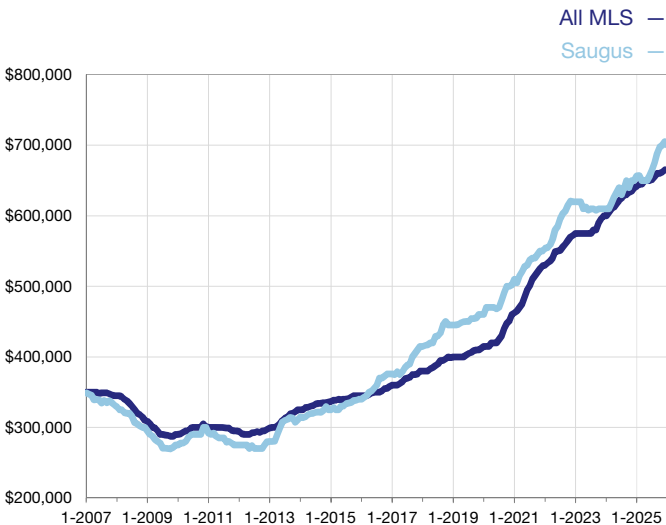
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 4 | 5 | + 25.0% | 15 | 14 | - 6.7% |
| Closed Sales | 6 | 3 | - 50.0% | 12 | 10 | - 16.7% |
| Median Sales Price* | \$484,500 | \$590,000 | + 21.8% | \$470,000 | \$572,500 | + 21.8% |
| Inventory of Homes for Sale | 1 | 8 | + 700.0% | -- | -- | -- |
| Months Supply of Inventory | 0.3 | 2.2 | + 633.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 13 | 20 | + 53.8% | 14 | 40 | + 185.7% |
| Percent of Original List Price Received* | 102.4% | 98.6% | - 3.7% | 102.6% | 97.0% | - 5.5% |
| New Listings | 2 | 9 | + 350.0% | 16 | 19 | + 18.8% |

* 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

