

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

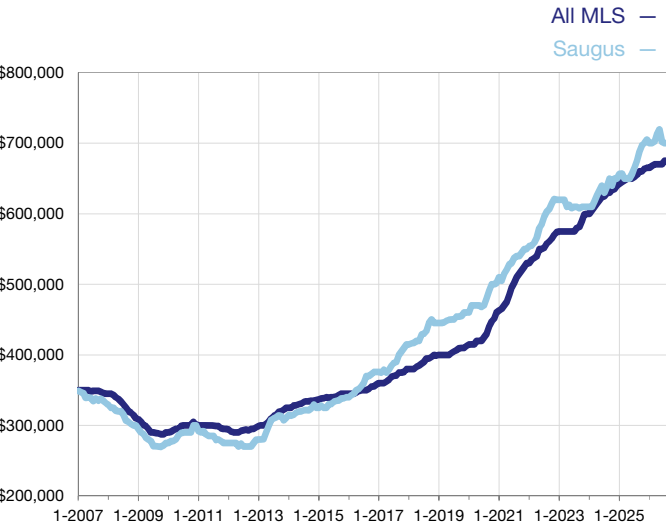
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	23	+ 53.3%	127	131	+ 3.1%
Closed Sales	14	18	+ 28.6%	123	120	- 2.4%
Median Sales Price*	\$715,000	\$657,000	- 8.1%	\$710,000	\$700,000	- 1.4%
Inventory of Homes for Sale	34	33	- 2.9%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	30	37	+ 23.3%	29	29	0.0%
Percent of Original List Price Received*	104.5%	97.8%	- 6.4%	101.6%	101.4%	- 0.2%
New Listings	17	27	+ 58.8%	161	177	+ 9.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	26	29	+ 11.5%
Closed Sales	3	2	- 33.3%	26	28	+ 7.7%
Median Sales Price*	\$410,000	\$612,500	+ 49.4%	\$500,000	\$569,000	+ 13.8%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	5	25	+ 400.0%	19	35	+ 84.2%
Percent of Original List Price Received*	98.7%	98.1%	- 0.6%	102.1%	98.7%	- 3.3%
New Listings	5	2	- 60.0%	36	33	- 8.3%

* 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

