

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Saugus

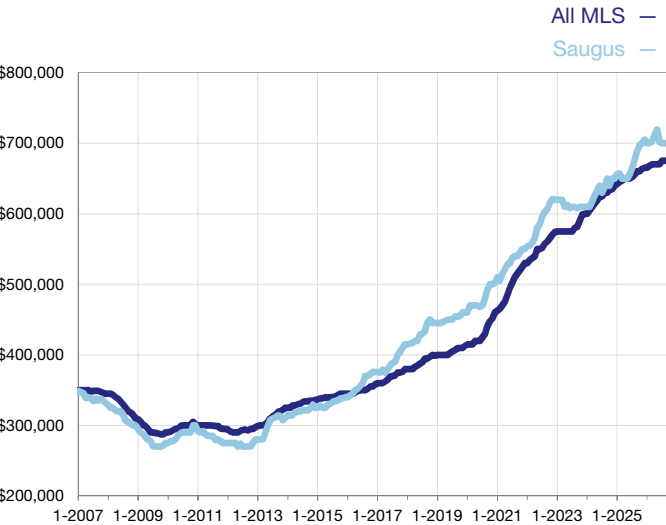
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	22	23	+ 4.5%	149	151	+ 1.3%
Closed Sales	12	16	+ 33.3%	135	136	+ 0.7%
Median Sales Price*	\$749,500	\$652,500	- 12.9%	\$715,000	\$699,450	- 2.2%
Inventory of Homes for Sale	29	35	+ 20.7%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	23	36	+ 56.5%	28	30	+ 7.1%
Percent of Original List Price Received*	99.3%	98.1%	- 1.2%	101.4%	101.0%	- 0.4%
New Listings	23	27	+ 17.4%	184	205	+ 11.4%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	32	32	0.0%
Closed Sales	3	1	- 66.7%	29	29	0.0%
Median Sales Price*	\$380,000	\$534,500	+ 40.7%	\$500,000	\$569,000	+ 13.8%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	19	111	+ 484.2%	19	38	+ 100.0%
Percent of Original List Price Received*	102.5%	82.4%	- 19.6%	102.1%	98.2%	- 3.8%
New Listings	9	2	- 77.8%	45	35	- 22.2%

* 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

