Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Saugus

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**23**	+ 43.8%	165	**169**	+ 2.4%
Closed Sales	21	**26**	+ 23.8%	156	**162**	+ 3.8%
Median Sales Price*	$725,000	**$662,500**	- 8.6%	$717,000	**$685,000**	- 4.5%
Inventory of Homes for Sale	39	**36**	- 7.7%	--	--	--
Months Supply of Inventory	2.5	**2.1**	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	27	**30**	+ 11.1%	28	**30**	+ 7.1%
Percent of Original List Price Received*	99.6%	**100.1%**	+ 0.5%	101.2%	**100.9%**	- 0.3%
New Listings	31	**26**	- 16.1%	215	**231**	+ 7.4%

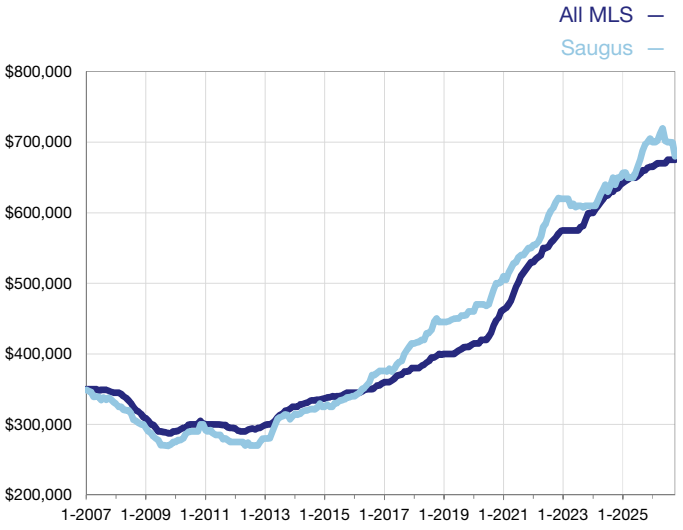
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

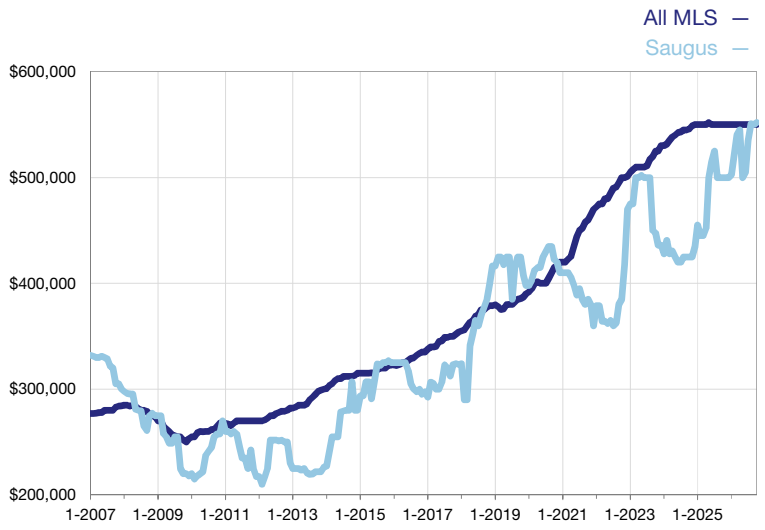
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**2**	- 50.0%	36	**34**	- 5.6%
Closed Sales	6	**6**	0.0%	35	**36**	+ 2.9%
Median Sales Price*	$525,000	**$545,750**	+ 4.0%	$500,000	**$547,500**	+ 9.5%
Inventory of Homes for Sale	14	**4**	- 71.4%	--	--	--
Months Supply of Inventory	3.9	**1.1**	- 71.8%	--	--	--
Cumulative Days on Market Until Sale	34	**58**	+ 70.6%	21	**43**	+ 104.8%
Percent of Original List Price Received*	98.4%	**100.2%**	+ 1.8%	101.5%	**98.5%**	- 3.0%
New Listings	9	**2**	- 77.8%	54	**38**	- 29.6%

* 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



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