

Saugus 01906

ZIP code · MA · Massachusetts > Essex County > Saugus

BALANCED MARKET

\$707K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

261

SALES (12 MO)

\$651K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



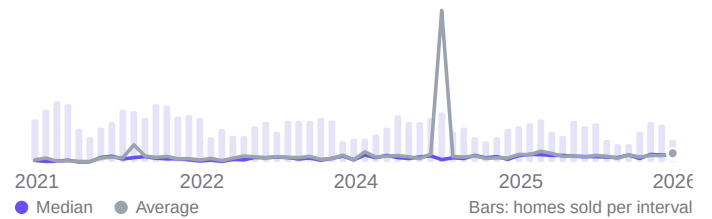
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$700K · Average \$752K

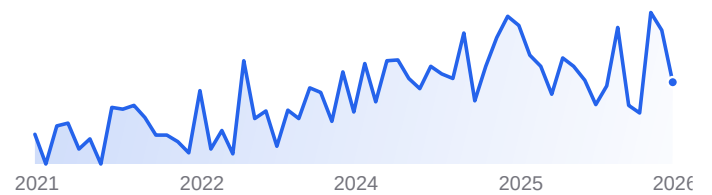
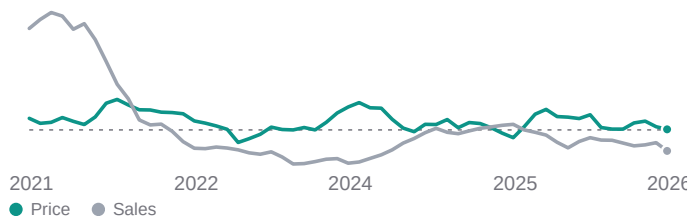


Growth (year over year)

Price +0.3% · Sales -14.1%

Price per square foot

\$389/ft²

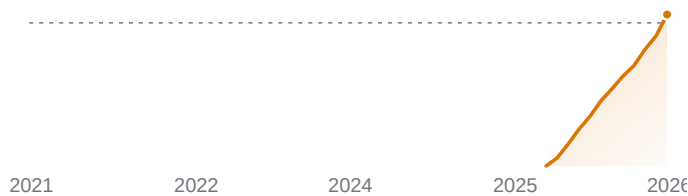


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

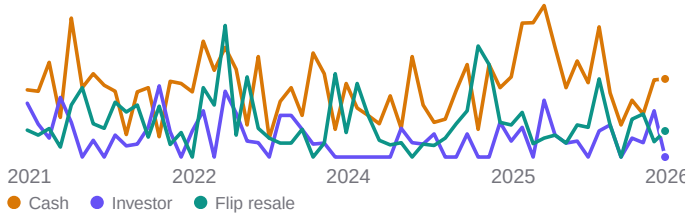
3.0%



BUYERS & OUTCOMES

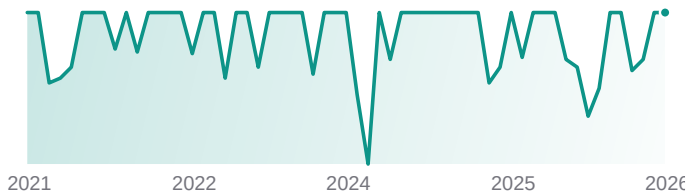
Buyer mix

Cash 19% · Investor 0% · Flip resale 6.3%



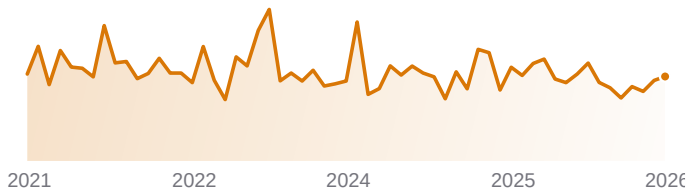
Sellers who sold at a gain

100%

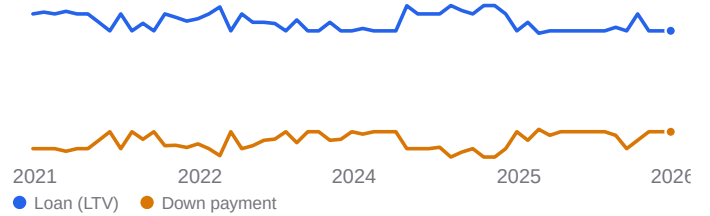


Median annualized return at resale

+4.9%

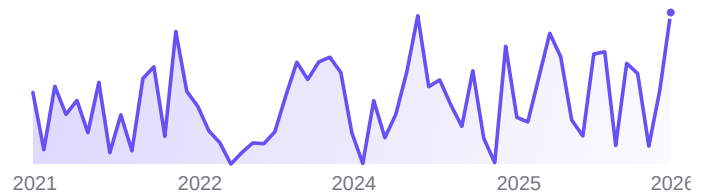


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



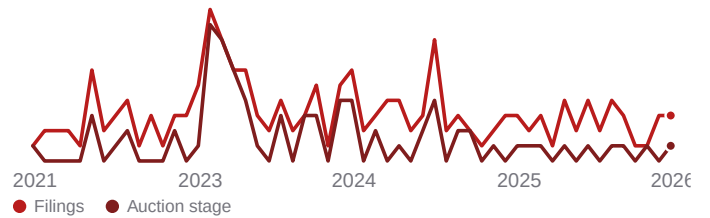
Typical hold before selling

24.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	8,776
Median value (AVM)	\$651K
Median size	1,714 ft²
Median bedrooms	3
Median year built	1956
Single family	82%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	87%
Company owned	17%
Median loan-to-value	46%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	29,549
Density	2,506 / mi²
Median household income	\$102K
Average household income	\$120K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	79
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	8.0%
Unemployment	1.2%
Average temp	50°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.