Somerville

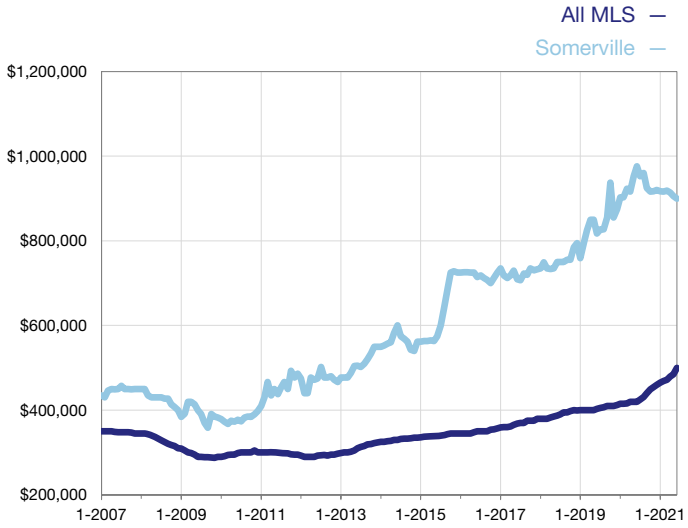
Single-Family Properties	June			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	14	**11**	- 21.4%	44	**46**	+ 4.5%
Closed Sales	6	**12**	+ 100.0%	24	**41**	+ 70.8%
Median Sales Price*	$976,650	**$787,500**	- 19.4%	$1,024,000	**$812,250**	- 20.7%
Inventory of Homes for Sale	9	**8**	- 11.1%	--	--	--
Months Supply of Inventory	1.7	**1.1**	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	51	**32**	- 37.3%	38	**42**	+ 10.5%
Percent of Original List Price Received*	106.7%	**103.7%**	- 2.8%	103.0%	**100.5%**	- 2.4%
New Listings	16	**13**	- 18.8%	53	**57**	+ 7.5%

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

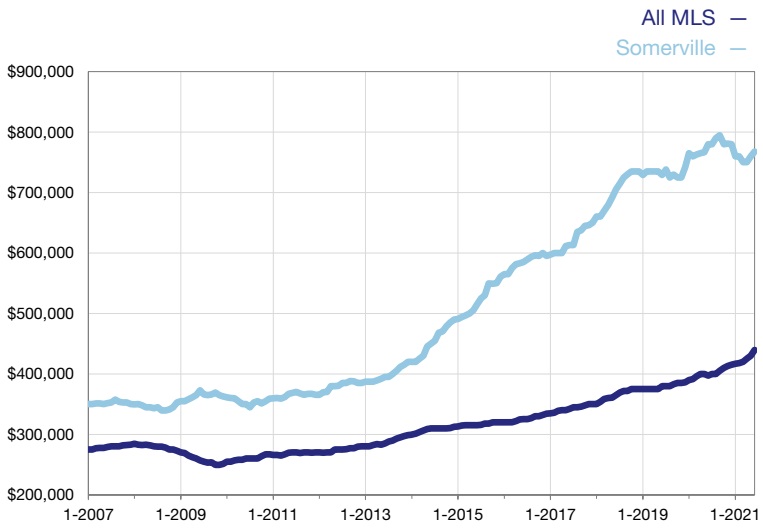
Condominium Properties	June			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	52	**77**	+ 48.1%	210	**372**	+ 77.1%
Closed Sales	37	**69**	+ 86.5%	190	**312**	+ 64.2%
Median Sales Price*	$687,000	**$828,000**	+ 20.5%	$827,000	**$770,000**	- 6.9%
Inventory of Homes for Sale	86	**68**	- 20.9%	--	--	--
Months Supply of Inventory	2.3	**1.5**	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	37	**23**	- 37.8%	54	**46**	- 14.8%
Percent of Original List Price Received*	100.5%	**105.6%**	+ 5.1%	99.3%	**101.4%**	+ 2.1%
New Listings	81	**95**	+ 17.3%	293	**418**	+ 42.7%

* 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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