

Somerville

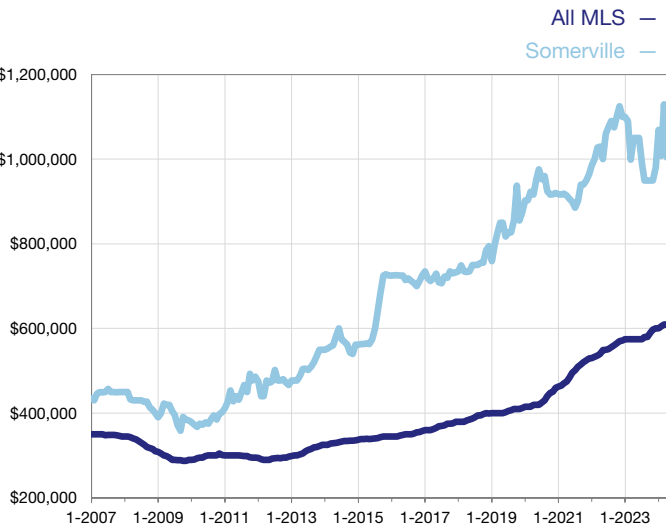
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	16	21	+ 31.3%
Closed Sales	5	5	0.0%	18	20	+ 11.1%
Median Sales Price*	\$1,167,000	\$876,000	- 24.9%	\$950,000	\$1,133,500	+ 19.3%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	29	40	+ 37.9%	61	39	- 36.1%
Percent of Original List Price Received*	105.9%	91.4%	- 13.7%	100.4%	98.8%	- 1.6%
New Listings	9	12	+ 33.3%	20	32	+ 60.0%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	48	55	+ 14.6%	134	146	+ 9.0%
Closed Sales	31	29	- 6.5%	97	86	- 11.3%
Median Sales Price*	\$950,000	\$1,140,000	+ 20.0%	\$926,000	\$1,110,000	+ 19.9%
Inventory of Homes for Sale	118	75	- 36.4%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	46	48	+ 4.3%	71	73	+ 2.8%
Percent of Original List Price Received*	101.6%	100.7%	- 0.9%	97.3%	98.1%	+ 0.8%
New Listings	50	63	+ 26.0%	215	203	- 5.6%

* 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

