

Somerville

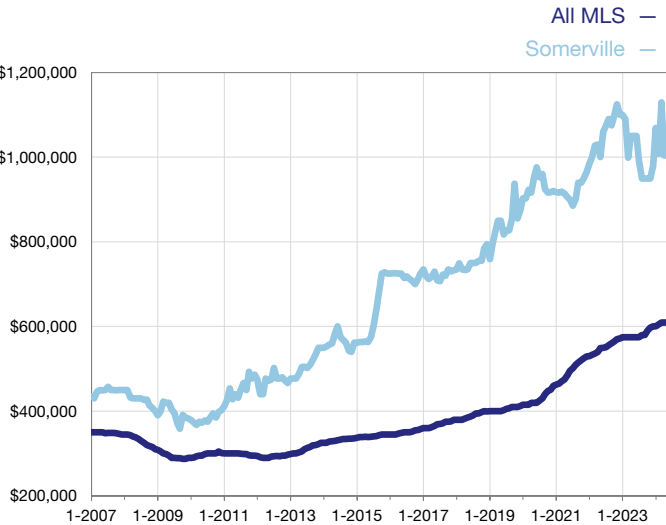
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	14	+ 27.3%	27	35	+ 29.6%
Closed Sales	4	5	+ 25.0%	22	25	+ 13.6%
Median Sales Price*	\$1,360,000	\$1,525,000	+ 12.1%	\$950,000	\$1,260,000	+ 32.6%
Inventory of Homes for Sale	12	21	+ 75.0%	--	--	--
Months Supply of Inventory	1.8	3.3	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	18	14	- 22.2%	53	34	- 35.8%
Percent of Original List Price Received*	106.4%	106.8%	+ 0.4%	101.5%	100.4%	- 1.1%
New Listings	14	24	+ 71.4%	34	55	+ 61.8%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	54	56	+ 3.7%	188	196	+ 4.3%
Closed Sales	46	46	0.0%	143	132	- 7.7%
Median Sales Price*	\$904,500	\$946,500	+ 4.6%	\$910,000	\$1,072,000	+ 17.8%
Inventory of Homes for Sale	124	81	- 34.7%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	67	56	- 16.4%	70	67	- 4.3%
Percent of Original List Price Received*	100.2%	100.7%	+ 0.5%	98.2%	99.0%	+ 0.8%
New Listings	72	66	- 8.3%	287	266	- 7.3%

* 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

