

Somerville

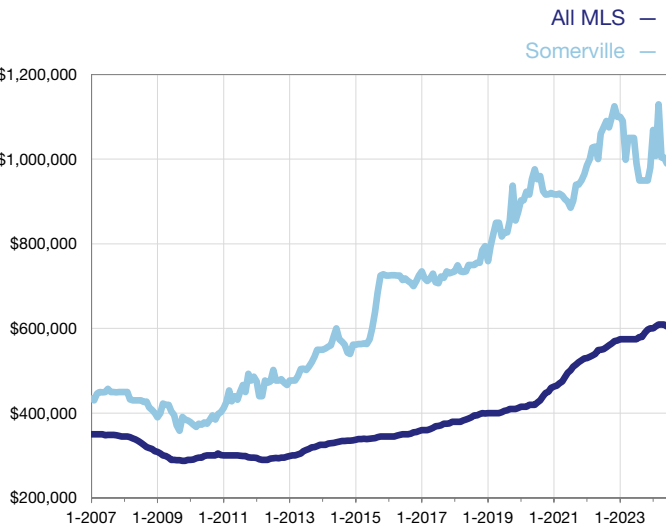
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	16	+ 77.8%	36	49	+ 36.1%
Closed Sales	10	10	0.0%	32	35	+ 9.4%
Median Sales Price*	\$1,364,250	\$1,900,000	+ 39.3%	\$1,040,000	\$1,275,000	+ 22.6%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	46	33	- 28.3%
Percent of Original List Price Received*	102.4%	100.0%	- 2.3%	101.8%	100.3%	- 1.5%
New Listings	9	11	+ 22.2%	43	64	+ 48.8%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	56	44	- 21.4%	244	236	- 3.3%
Closed Sales	57	53	- 7.0%	200	186	- 7.0%
Median Sales Price*	\$928,400	\$920,000	- 0.9%	\$922,500	\$1,002,500	+ 8.7%
Inventory of Homes for Sale	118	68	- 42.4%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	57	56	- 1.8%
Percent of Original List Price Received*	101.9%	101.9%	0.0%	99.3%	99.8%	+ 0.5%
New Listings	59	50	- 15.3%	346	311	- 10.1%

* 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

