

Somerville

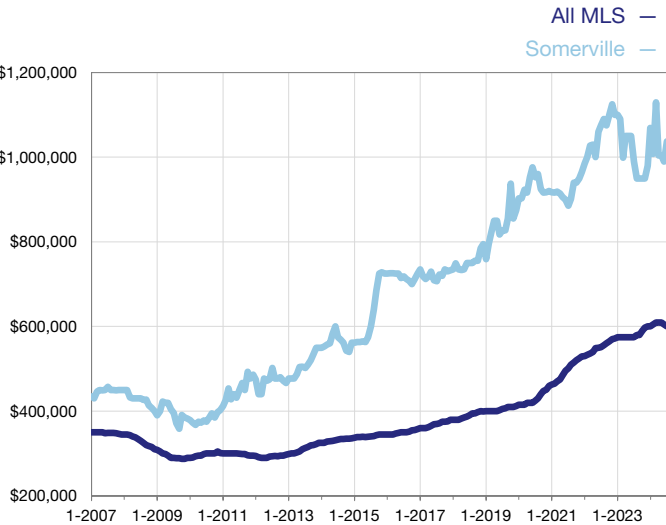
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	41	54	+ 31.7%
Closed Sales	6	16	+ 166.7%	38	51	+ 34.2%
Median Sales Price*	\$974,950	\$1,290,000	+ 32.3%	\$974,950	\$1,275,000	+ 30.8%
Inventory of Homes for Sale	7	19	+ 171.4%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--
Cumulative Days on Market Until Sale	12	39	+ 225.0%	40	35	- 12.5%
Percent of Original List Price Received*	103.4%	98.0%	- 5.2%	102.0%	99.6%	- 2.4%
New Listings	5	10	+ 100.0%	48	73	+ 52.1%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	31	24	- 22.6%	275	255	- 7.3%
Closed Sales	53	42	- 20.8%	253	229	- 9.5%
Median Sales Price*	\$885,000	\$959,900	+ 8.5%	\$910,000	\$990,000	+ 8.8%
Inventory of Homes for Sale	101	77	- 23.8%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	37	43	+ 16.2%	53	54	+ 1.9%
Percent of Original List Price Received*	99.4%	101.8%	+ 2.4%	99.3%	100.1%	+ 0.8%
New Listings	35	44	+ 25.7%	381	353	- 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

