

Somerville

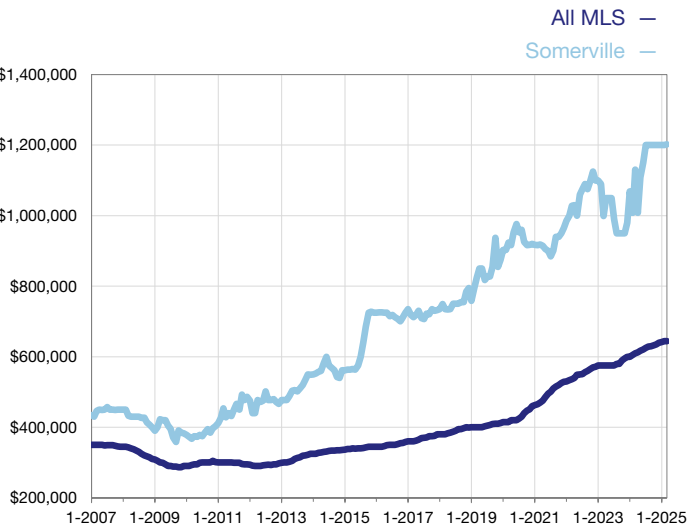
Single-Family Properties	March			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	6	8	+ 33.3%	17	15	- 11.8%
Closed Sales	8	4	- 50.0%	15	10	- 33.3%
Median Sales Price*	\$1,133,500	\$1,502,500	+ 32.6%	\$1,200,000	\$1,292,500	+ 7.7%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	35	30	- 14.3%	39	45	+ 15.4%
Percent of Original List Price Received*	103.0%	104.7%	+ 1.7%	101.3%	99.2%	- 2.1%
New Listings	5	7	+ 40.0%	19	19	0.0%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	41	43	+ 4.9%	90	90	0.0%
Closed Sales	28	31	+ 10.7%	58	77	+ 32.8%
Median Sales Price*	\$1,107,000	\$1,023,000	- 7.6%	\$1,049,000	\$925,000	- 11.8%
Inventory of Homes for Sale	77	66	- 14.3%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	59	58	- 1.7%	86	67	- 22.1%
Percent of Original List Price Received*	99.2%	99.7%	+ 0.5%	96.9%	99.4%	+ 2.6%
New Listings	58	60	+ 3.4%	140	125	- 10.7%

* 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

