Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerville

Single-Family Properties	April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-
Pending Sales	4	12	+ 200.0%	21	26	+ 23.8%
Closed Sales	5	4	- 20.0%	20	14	- 30.0%
Median Sales Price*	\$876,000	\$1,752,500	+ 100.1%	\$1,133,500	\$1,500,000	+ 32.3%
Inventory of Homes for Sale	12	13	+ 8.3%			
Months Supply of Inventory	1.9	1.8	- 5.3%			
Cumulative Days on Market Until Sale	40	23	- 42.5%	39	38	- 2.6%
Percent of Original List Price Received*	91.4%	111.2%	+ 21.7%	98.8%	102.7%	+ 3.9%
New Listings	12	13	+ 8.3%	31	32	+ 3.2%

* 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		
Key Metrics	2024	2025	+/-	2024	2025	+/-	
Pending Sales	50	53	+ 6.0%	140	139	- 0.7%	
Closed Sales	30	28	- 6.7%	88	105	+ 19.3%	
Median Sales Price*	\$1,155,000	\$945,000	- 18.2%	\$1,120,000	\$925,000	- 17.4%	
Inventory of Homes for Sale	79	85	+ 7.6%				
Months Supply of Inventory	2.5	2.6	+ 4.0%				
Cumulative Days on Market Until Sale	49	30	- 38.8%	73	57	- 21.9%	
Percent of Original List Price Received*	100.3%	103.5%	+ 3.2%	98.1%	100.5%	+ 2.4%	
New Listings	59	75	+ 27.1%	199	200	+ 0.5%	

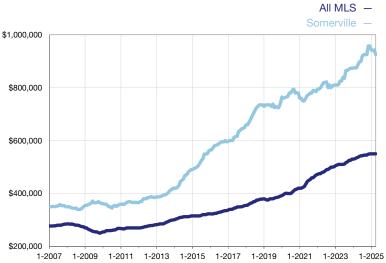
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All MLS – Somerville – \$1,400,000 \$1,200,000 \$1,000,000 \$800,000 \$600,000 \$400,000 \$200,000 1-2007 1-2009 1-2011 1-2015 1-2017 1-2019 1-2021 1-2023 1-2025

Median Sales Price – Single-Family Properties Rolling 12-Month Calculation

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Median Sales Price – Condominium Properties



Rolling 12-Month Calculation