

Somerville

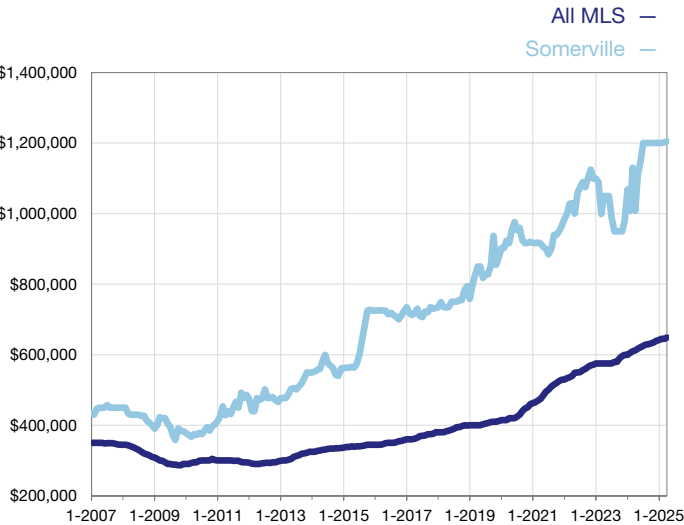
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	12	+ 200.0%	21	26	+ 23.8%
Closed Sales	5	4	- 20.0%	20	14	- 30.0%
Median Sales Price*	\$876,000	\$1,752,500	+ 100.1%	\$1,133,500	\$1,500,000	+ 32.3%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
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%

* 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

