

# Somerville

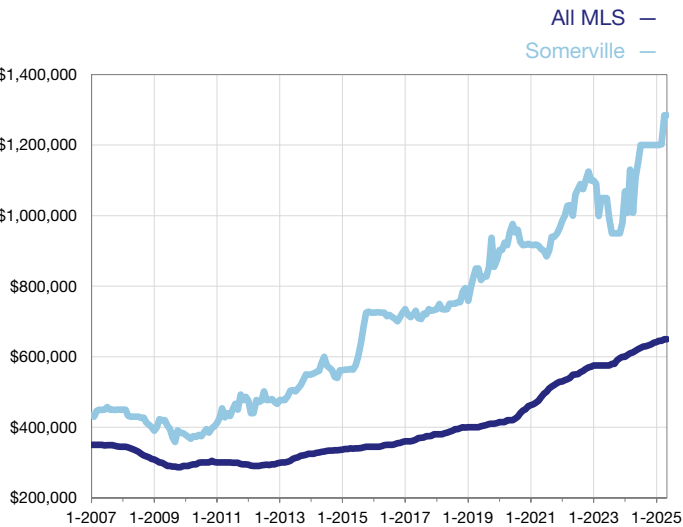
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	5	- 54.5%	32	31	- 3.1%
Closed Sales	5	11	+ 120.0%	25	25	0.0%
Median Sales Price*	\$1,525,000	\$1,350,000	- 11.5%	\$1,260,000	\$1,375,000	+ 9.1%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	3.4	2.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	14	72	+ 414.3%	34	53	+ 55.9%
Percent of Original List Price Received*	106.8%	99.4%	- 6.9%	100.4%	101.2%	+ 0.8%
New Listings	21	11	- 47.6%	52	41	- 21.2%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	52	50	- 3.8%	192	180	- 6.3%
Closed Sales	46	49	+ 6.5%	134	156	+ 16.4%
Median Sales Price*	\$946,500	\$916,000	- 3.2%	\$1,097,000	\$932,500	- 15.0%
Inventory of Homes for Sale	85	77	- 9.4%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	56	31	- 44.6%	67	52	- 22.4%
Percent of Original List Price Received*	100.7%	101.5%	+ 0.8%	99.0%	100.7%	+ 1.7%
New Listings	64	50	- 21.9%	263	249	- 5.3%

\* 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

