

# Somerville

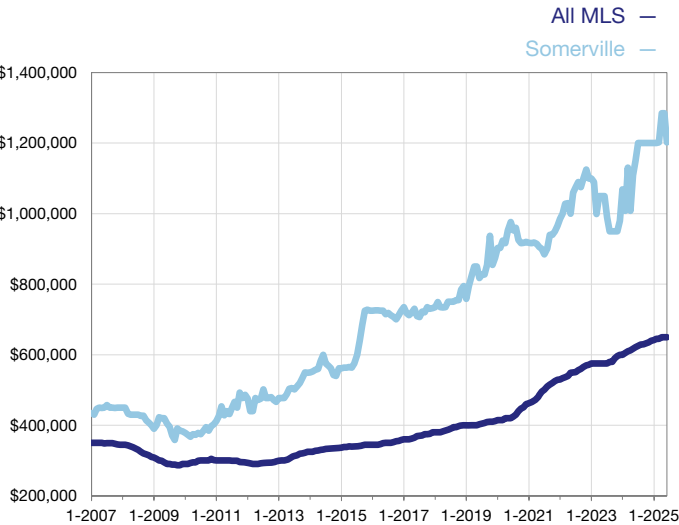
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	6	- 60.0%	47	37	- 21.3%
Closed Sales	10	6	- 40.0%	35	32	- 8.6%
Median Sales Price*	\$1,900,000	\$1,235,000	- 35.0%	\$1,275,000	\$1,392,500	+ 9.2%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	33	47	+ 42.4%
Percent of Original List Price Received*	100.0%	103.6%	+ 3.6%	100.3%	101.5%	+ 1.2%
New Listings	11	14	+ 27.3%	63	56	- 11.1%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	37	38	+ 2.7%	229	215	- 6.1%
Closed Sales	54	29	- 46.3%	188	185	- 1.6%
Median Sales Price*	\$922,500	\$930,000	+ 0.8%	\$1,012,500	\$930,000	- 8.1%
Inventory of Homes for Sale	88	77	- 12.5%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	30	33	+ 10.0%	56	49	- 12.5%
Percent of Original List Price Received*	101.8%	100.5%	- 1.3%	99.8%	100.7%	+ 0.9%
New Listings	49	54	+ 10.2%	312	301	- 3.5%

\* 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

