

Somerville

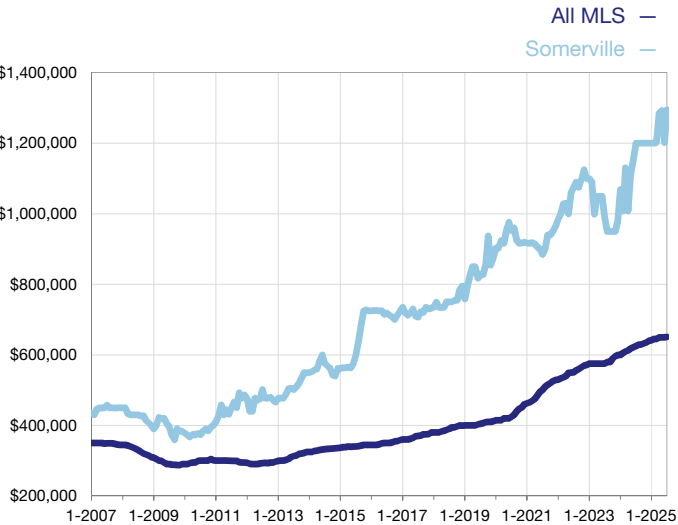
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	54	46	- 14.8%
Closed Sales	16	8	- 50.0%	51	40	- 21.6%
Median Sales Price*	\$1,290,000	\$1,650,000	+ 27.9%	\$1,275,000	\$1,431,500	+ 12.3%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	39	41	+ 5.1%	35	46	+ 31.4%
Percent of Original List Price Received*	98.0%	101.3%	+ 3.4%	99.6%	101.5%	+ 1.9%
New Listings	10	7	- 30.0%	73	62	- 15.1%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	24	39	+ 62.5%	253	249	- 1.6%
Closed Sales	44	35	- 20.5%	232	222	- 4.3%
Median Sales Price*	\$959,900	\$875,000	- 8.8%	\$991,250	\$920,500	- 7.1%
Inventory of Homes for Sale	87	85	- 2.3%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	41	31	- 24.4%	54	46	- 14.8%
Percent of Original List Price Received*	101.7%	99.2%	- 2.5%	100.2%	100.4%	+ 0.2%
New Listings	42	52	+ 23.8%	354	352	- 0.6%

* 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

