

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Somerville

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	6	+ 20.0%	83	69	- 16.9%
Closed Sales	7	3	- 57.1%	85	64	- 24.7%
Median Sales Price*	\$1,150,000	\$1,275,000	+ 10.9%	\$1,200,000	\$1,387,500	+ 15.6%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	66	94	+ 42.4%	38	45	+ 18.4%
Percent of Original List Price Received*	93.7%	99.1%	+ 5.8%	99.2%	100.7%	+ 1.5%
New Listings	3	0	- 100.0%	107	91	- 15.0%

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

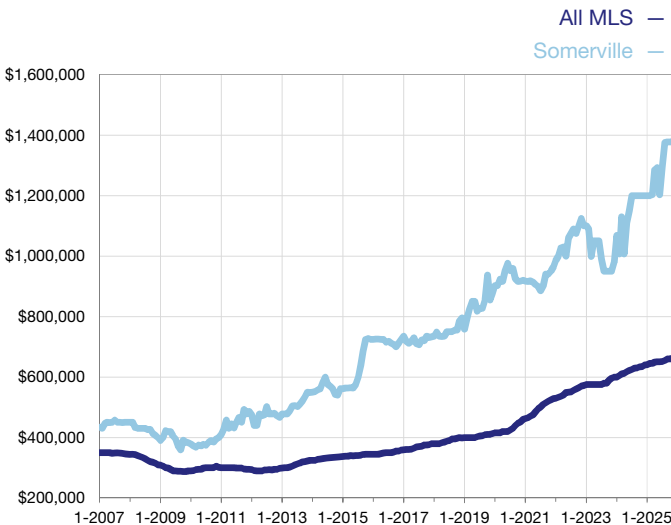
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	25	+ 78.6%	392	390	- 0.5%
Closed Sales	27	28	+ 3.7%	375	382	+ 1.9%
Median Sales Price*	\$870,000	\$748,750	- 13.9%	\$958,000	\$892,500	- 6.8%
Inventory of Homes for Sale	48	39	- 18.8%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	50	59	+ 18.0%	53	42	- 20.8%
Percent of Original List Price Received*	96.6%	95.8%	- 0.8%	99.3%	99.6%	+ 0.3%
New Listings	7	14	+ 100.0%	521	530	+ 1.7%

\* 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

