

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Somerville

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	4	+ 33.3%	7	9	+ 28.6%
Closed Sales	2	6	+ 200.0%	6	11	+ 83.3%
Median Sales Price*	\$1,147,500	<b>\$1,650,000</b>	+ 43.8%	\$1,147,500	<b>\$1,700,000</b>	+ 48.1%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	2.3	<b>1.2</b>	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	79	<b>13</b>	- 83.5%	54	<b>42</b>	- 22.2%
Percent of Original List Price Received*	94.2%	<b>102.2%</b>	+ 8.5%	95.6%	<b>98.8%</b>	+ 3.3%
New Listings	8	3	- 62.5%	12	10	- 16.7%

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

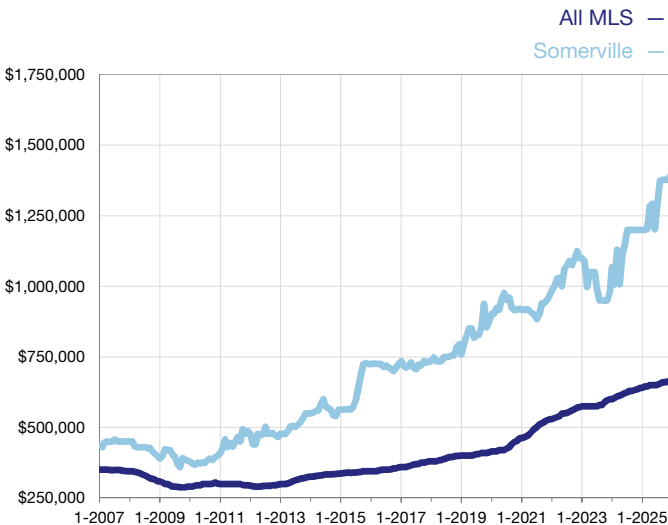
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	32	28	- 12.5%	46	45	- 2.2%
Closed Sales	24	24	0.0%	46	46	0.0%
Median Sales Price*	\$969,500	<b>\$977,500</b>	+ 0.8%	\$899,900	<b>\$877,500</b>	- 2.5%
Inventory of Homes for Sale	59	42	- 28.8%	--	--	--
Months Supply of Inventory	1.8	<b>1.3</b>	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	97	<b>63</b>	- 35.1%	73	<b>64</b>	- 12.3%
Percent of Original List Price Received*	99.7%	<b>96.4%</b>	- 3.3%	99.2%	<b>97.3%</b>	- 1.9%
New Listings	36	23	- 36.1%	65	52	- 20.0%

\* 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

