

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerville

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	5	- 28.6%	14	14	0.0%
Closed Sales	4	4	0.0%	10	15	+ 50.0%
Median Sales Price*	\$1,502,500	\$1,350,000	- 10.1%	\$1,292,500	\$1,600,000	+ 23.8%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	30	80	+ 166.7%	45	52	+ 15.6%
Percent of Original List Price Received*	104.7%	94.3%	- 9.9%	99.2%	97.6%	- 1.6%
New Listings	6	11	+ 83.3%	18	21	+ 16.7%

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

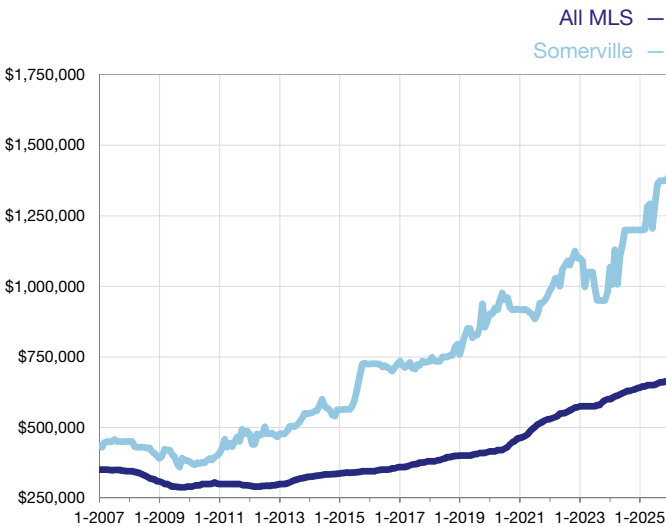
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	40	41	+ 2.5%	86	85	- 1.2%
Closed Sales	32	21	- 34.4%	78	69	- 11.5%
Median Sales Price*	\$1,031,500	\$745,000	- 27.8%	\$925,000	\$850,000	- 8.1%
Inventory of Homes for Sale	77	81	+ 5.2%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	72	59	- 18.1%	73	61	- 16.4%
Percent of Original List Price Received*	99.6%	99.3%	- 0.3%	99.3%	97.9%	- 1.4%
New Listings	59	88	+ 49.2%	124	139	+ 12.1%

* 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

