

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerville

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	10	- 16.7%	26	24	- 7.7%
Closed Sales	4	4	0.0%	14	19	+ 35.7%
Median Sales Price*	\$1,752,500	\$1,405,000	- 19.8%	\$1,500,000	\$1,531,000	+ 2.1%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	1.8	3.5	+ 94.4%	--	--	--
Cumulative Days on Market Until Sale	23	61	+ 165.2%	38	54	+ 42.1%
Percent of Original List Price Received*	111.2%	106.7%	- 4.0%	102.7%	99.5%	- 3.1%
New Listings	12	17	+ 41.7%	30	38	+ 26.7%

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

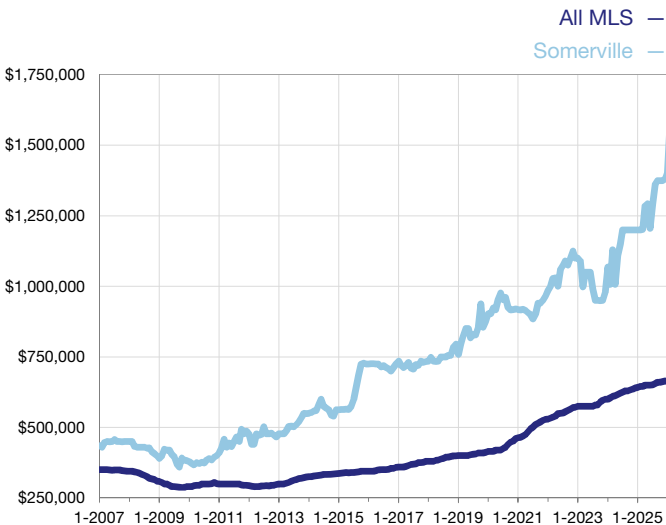
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	44	56	+ 27.3%	130	133	+ 2.3%
Closed Sales	29	38	+ 31.0%	107	109	+ 1.9%
Median Sales Price*	\$950,000	\$855,250	- 10.0%	\$940,000	\$850,000	- 9.6%
Inventory of Homes for Sale	102	112	+ 9.8%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	29	40	+ 37.9%	61	53	- 13.1%
Percent of Original List Price Received*	103.2%	100.6%	- 2.5%	100.4%	98.9%	- 1.5%
New Listings	76	90	+ 18.4%	200	227	+ 13.5%

* 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

