

Somerville

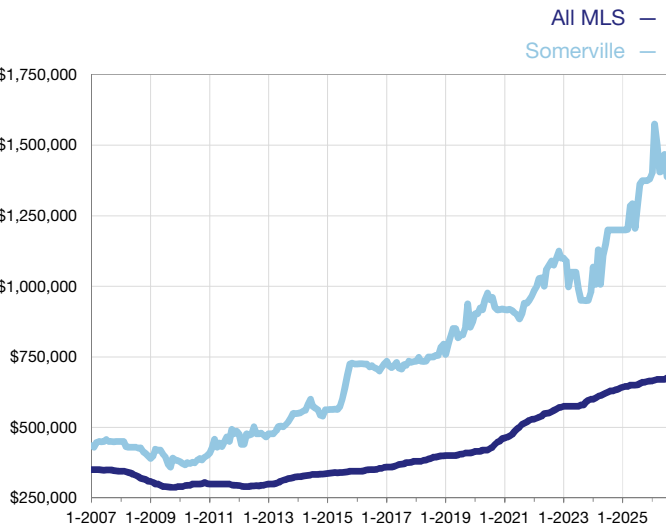
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	9	- 10.0%	45	47	+ 4.4%
Closed Sales	8	8	0.0%	41	42	+ 2.4%
Median Sales Price*	\$1,650,000	\$1,002,500	- 39.2%	\$1,410,000	\$1,412,500	+ 0.2%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	41	41	0.0%	45	50	+ 11.1%
Percent of Original List Price Received*	101.3%	96.5%	- 4.7%	101.2%	98.3%	- 2.9%
New Listings	8	7	- 12.5%	62	62	0.0%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	29	39	+ 34.5%	235	281	+ 19.6%
Closed Sales	37	52	+ 40.5%	225	270	+ 20.0%
Median Sales Price*	\$875,000	\$774,500	- 11.5%	\$925,000	\$865,000	- 6.5%
Inventory of Homes for Sale	109	117	+ 7.3%	--	--	--
Months Supply of Inventory	3.5	3.2	- 8.6%	--	--	--
Cumulative Days on Market Until Sale	30	41	+ 36.7%	46	43	- 6.5%
Percent of Original List Price Received*	99.3%	97.7%	- 1.6%	100.4%	99.2%	- 1.2%
New Listings	51	59	+ 15.7%	351	436	+ 24.2%

* 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

