

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerville

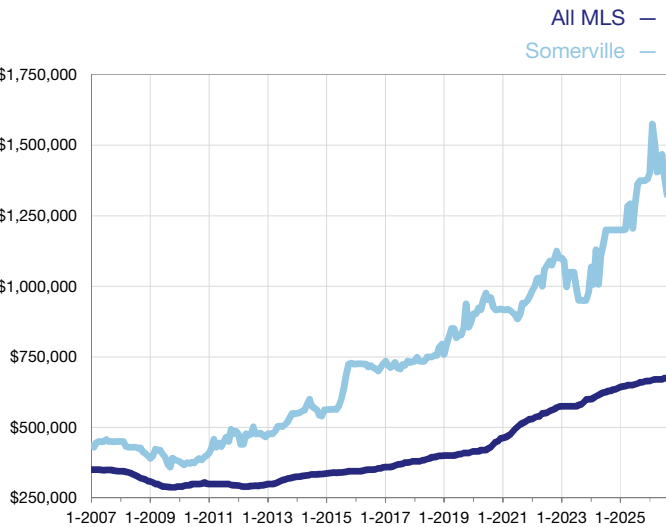
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	50	49	- 2.0%
Closed Sales	5	4	- 20.0%	46	46	0.0%
Median Sales Price*	\$1,700,000	\$1,082,500	- 36.3%	\$1,539,000	\$1,375,000	- 10.7%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	82	19	- 76.8%	49	47	- 4.1%
Percent of Original List Price Received*	97.1%	99.9%	+ 2.9%	100.7%	98.5%	- 2.2%
New Listings	4	5	+ 25.0%	66	68	+ 3.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	41	26	- 36.6%	276	301	+ 9.1%
Closed Sales	35	32	- 8.6%	260	303	+ 16.5%
Median Sales Price*	\$800,000	\$859,500	+ 7.4%	\$912,500	\$865,000	- 5.2%
Inventory of Homes for Sale	84	106	+ 26.2%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--
Cumulative Days on Market Until Sale	32	34	+ 6.3%	44	42	- 4.5%
Percent of Original List Price Received*	99.3%	99.6%	+ 0.3%	100.2%	99.2%	- 1.0%
New Listings	30	34	+ 13.3%	381	465	+ 22.0%

* 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

