

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerville

Single-Family Properties

Key Metrics	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	53	51	- 3.8%
Closed Sales	4	6	+ 50.0%	50	53	+ 6.0%
Median Sales Price*	\$1,102,625	\$1,282,500	+ 16.3%	\$1,395,000	\$1,325,000	- 5.0%
Inventory of Homes for Sale	19	26	+ 36.8%	--	--	--
Months Supply of Inventory	3.3	4.7	+ 42.4%	--	--	--
Cumulative Days on Market Until Sale	36	12	- 66.7%	48	43	- 10.4%
Percent of Original List Price Received*	94.6%	107.6%	+ 13.7%	100.2%	99.5%	- 0.7%
New Listings	7	19	+ 171.4%	73	86	+ 17.8%

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

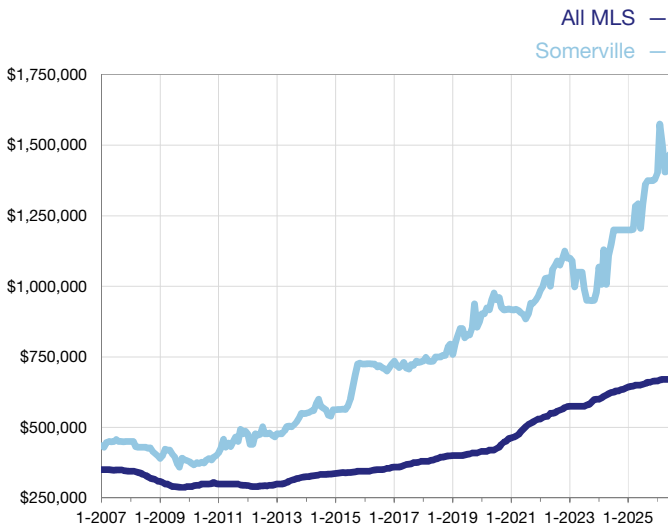
Condominium Properties

Key Metrics	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	29	27	- 6.9%	305	327	+ 7.2%
Closed Sales	32	20	- 37.5%	292	325	+ 11.3%
Median Sales Price*	\$837,500	\$764,000	- 8.8%	\$905,500	\$860,000	- 5.0%
Inventory of Homes for Sale	123	150	+ 22.0%	--	--	--
Months Supply of Inventory	3.9	4.4	+ 12.8%	--	--	--
Cumulative Days on Market Until Sale	38	53	+ 39.5%	43	43	0.0%
Percent of Original List Price Received*	99.4%	96.1%	- 3.3%	100.2%	99.0%	- 1.2%
New Listings	85	92	+ 8.2%	466	555	+ 19.1%

* 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

