Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Somerville

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**11**	+ 175.0%	57	**61**	+ 7.0%
Closed Sales	6	**2**	- 66.7%	56	**56**	0.0%
Median Sales Price*	$1,355,000	**$1,100,000**	- 18.8%	$1,395,000	**$1,315,000**	- 5.7%
Inventory of Homes for Sale	23	**22**	- 4.3%	--	--	--
Months Supply of Inventory	4.3	**3.7**	- 14.0%	--	--	--
Cumulative Days on Market Until Sale	16	**27**	+ 68.8%	44	**42**	- 4.5%
Percent of Original List Price Received*	102.2%	**93.6%**	- 8.4%	100.5%	**99.4%**	- 1.1%
New Listings	11	**12**	+ 9.1%	84	**97**	+ 15.5%

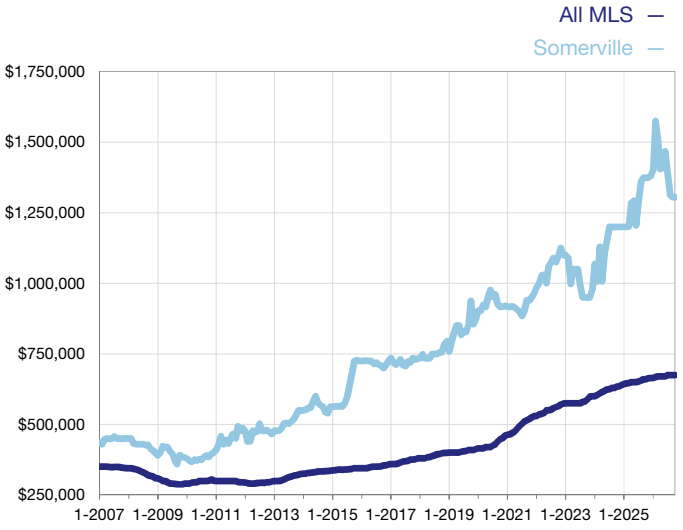
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

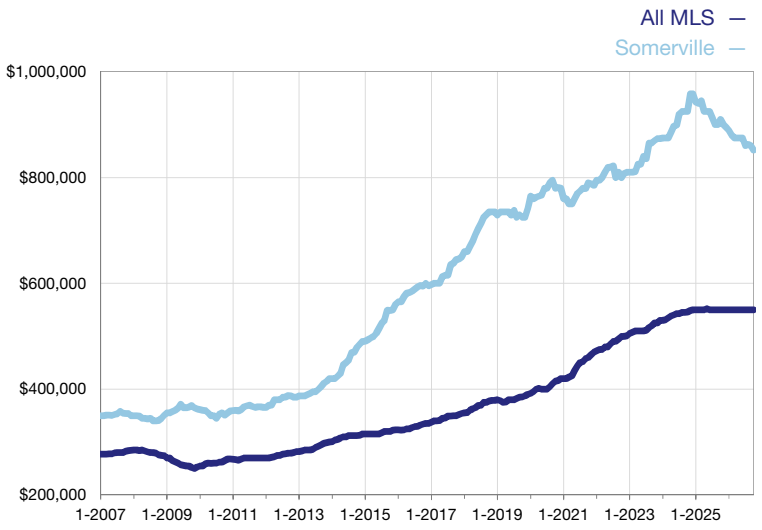
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	37	**28**	- 24.3%	342	**349**	+ 2.0%
Closed Sales	33	**23**	- 30.3%	325	**350**	+ 7.7%
Median Sales Price*	$949,000	**$885,000**	- 6.7%	$915,000	**$860,000**	- 6.0%
Inventory of Homes for Sale	108	**155**	+ 43.5%	--	--	--
Months Supply of Inventory	3.4	**4.7**	+ 38.2%	--	--	--
Cumulative Days on Market Until Sale	28	**52**	+ 85.7%	42	**43**	+ 2.4%
Percent of Original List Price Received*	98.6%	**100.0%**	+ 1.4%	100.0%	**99.0%**	- 1.0%
New Listings	35	**61**	+ 74.3%	501	**612**	+ 22.2%

* 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



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