

Somerville 02143

ZIP code · MA · Massachusetts > Middlesex County > Somerville

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

-7.3%

1-YR CHANGE

230

SALES (12 MO)

\$884K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



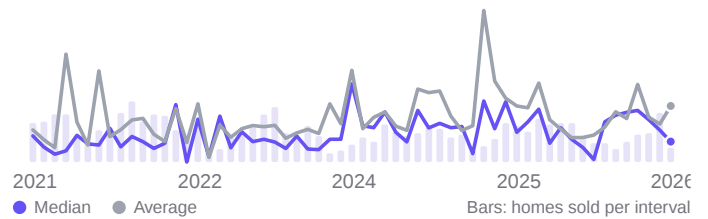
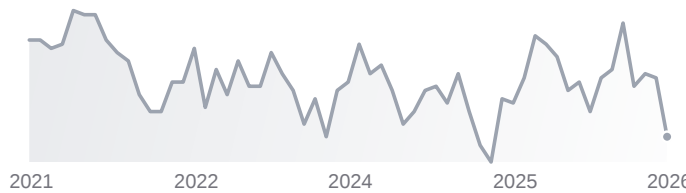
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$930K · Average \$1.2M

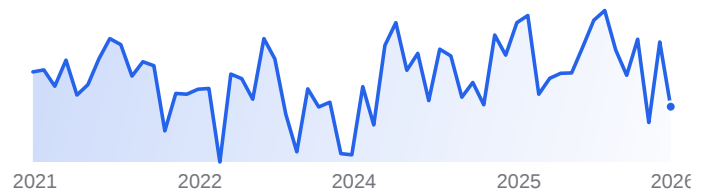
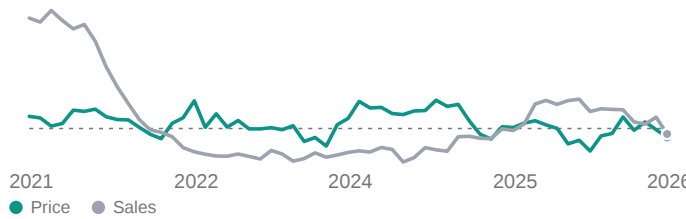


Growth (year over year)

Price -7.3% · Sales -4.6%

Price per square foot

\$598/ft²



Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

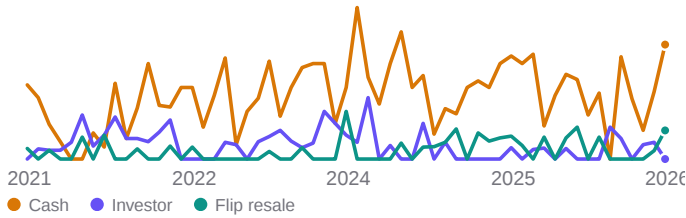
3.9%



BUYERS & OUTCOMES

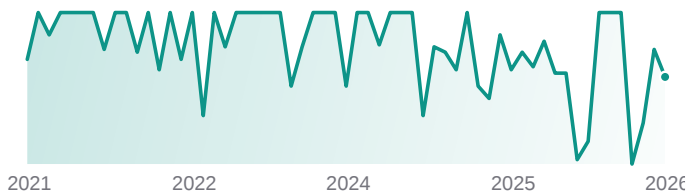
Buyer mix

Cash 40% · Investor 0% · Flip resale 10%



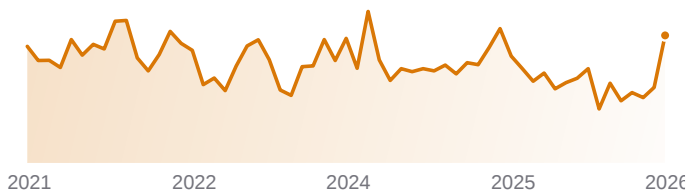
Sellers who sold at a gain

88%

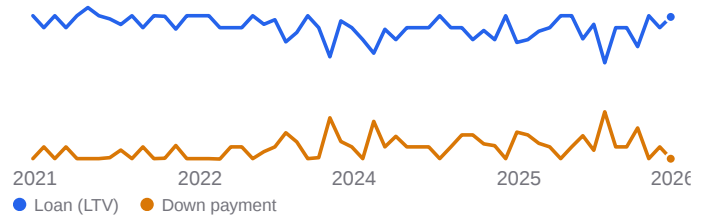


Median annualized return at resale

+6.5%

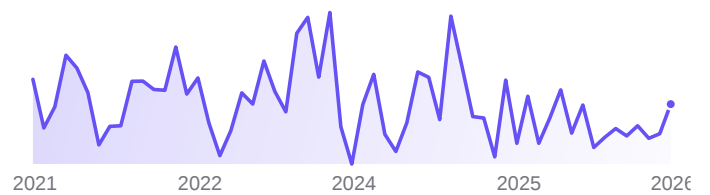


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



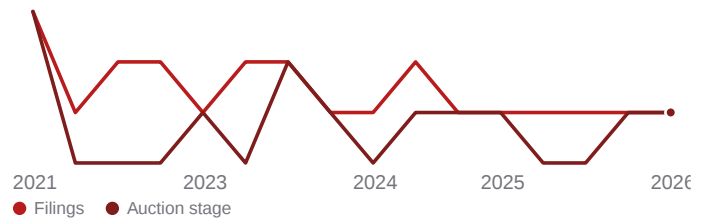
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,956
Median value (AVM)	\$884K
Median size	1,744 ft²
Median bedrooms	3
Median year built	1900
Single family	14%
Condos	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	65%
Company owned	19%
Median loan-to-value	43%

Typical ownership tenure

12.4 yrs

COMMUNITY

Population	26,484
Density	17,570 / mi²
Median household income	\$113K
Average household income	\$143K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	75
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	8.6%
Unemployment	1.4%
Average temp	50°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.