

Somerville 02144

ZIP code · MA · Massachusetts > Middlesex County > Somerville

BUYER'S MARKET

\$1M

MEDIAN SALE PRICE

-12.9%

1-YR CHANGE

194

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



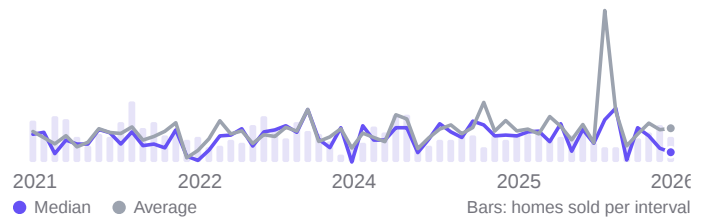
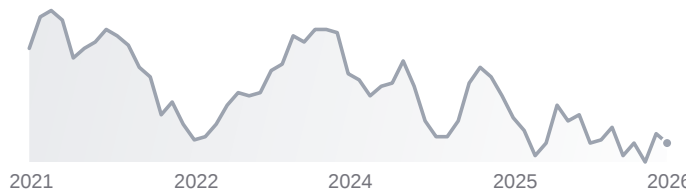
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$950K · Average \$1.2M

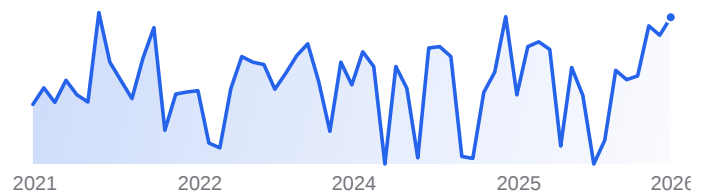
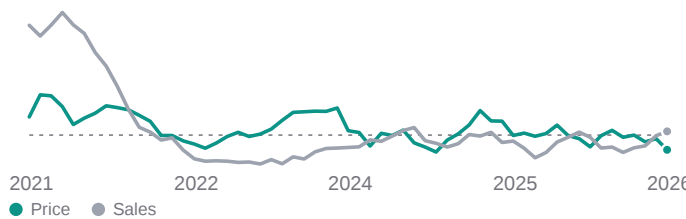


Growth (year over year)

Price -12.9% · Sales +3.2%

Price per square foot

\$772/ft²



Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

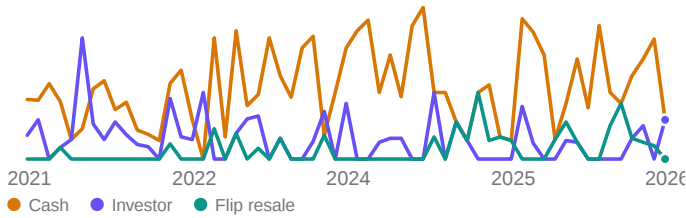
3.4%



BUYERS & OUTCOMES

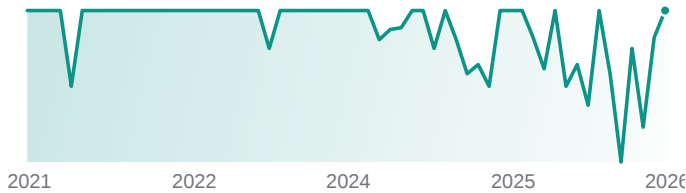
Buyer mix

Cash 12% · Investor 12% · Flip resale 0%



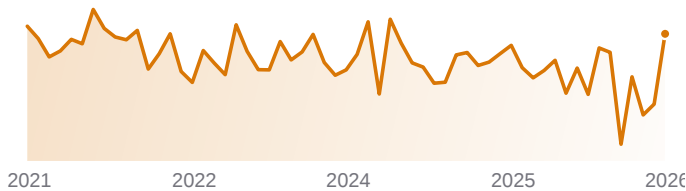
Sellers who sold at a gain

100%

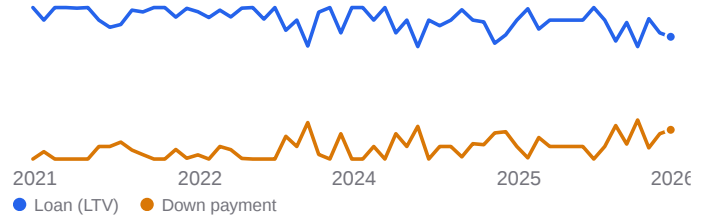


Median annualized return at resale

+6.1%

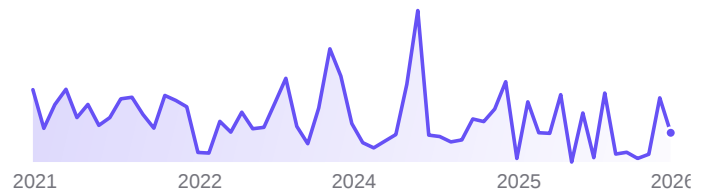


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



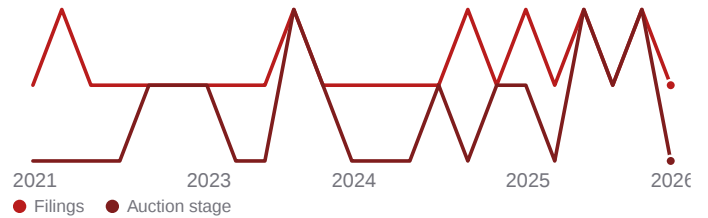
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,657
Median value (AVM)	\$1M
Median size	2,274 ft²
Median bedrooms	4
Median year built	1910
Single family	11%
Condos	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.9%
Owner occupied	62%
Company owned	21%
Median loan-to-value	44%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	27,333
Density	23,644 / mi²
Median household income	\$138K
Average household income	\$167K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	77
Homes occupied	96%
Bachelor's or higher	39%
Poverty rate	10.1%
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.