

Somerville 02145

ZIP code · MA · Massachusetts > Middlesex County > Somerville

BUYER'S MARKET

\$937K

MEDIAN SALE PRICE

-14.5%

1-YR CHANGE

207

SALES (12 MO)

\$772K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



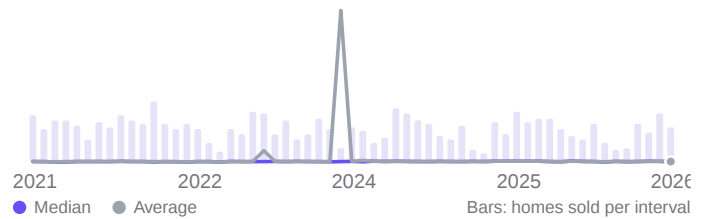
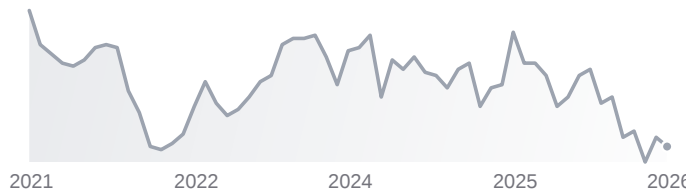
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$735K · Average \$872K

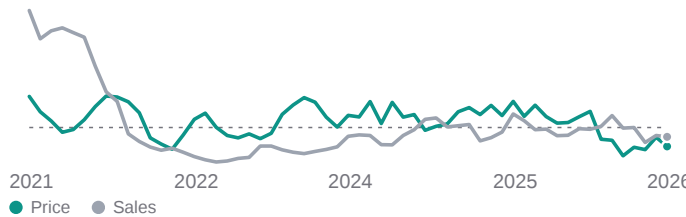


Growth (year over year)

Price -14.5% · Sales -7.2%

Price per square foot

\$610/ft²

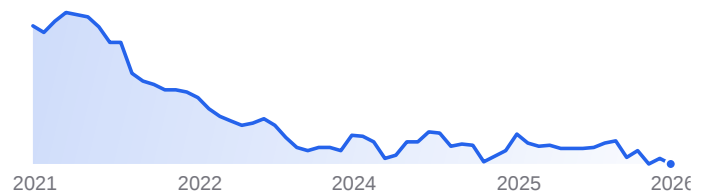


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

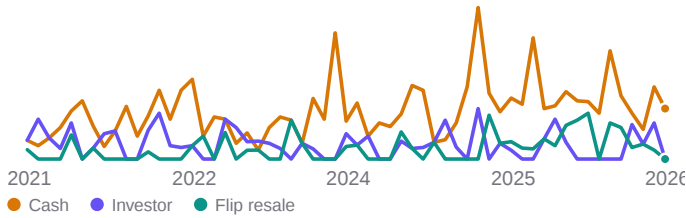
3.8%



BUYERS & OUTCOMES

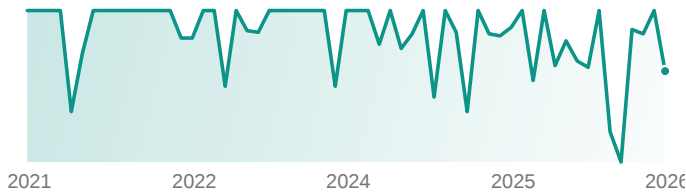
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



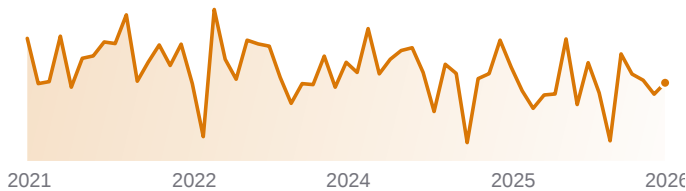
Sellers who sold at a gain

80%

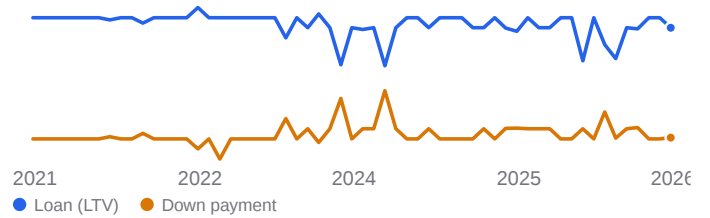


Median annualized return at resale

+4.4%

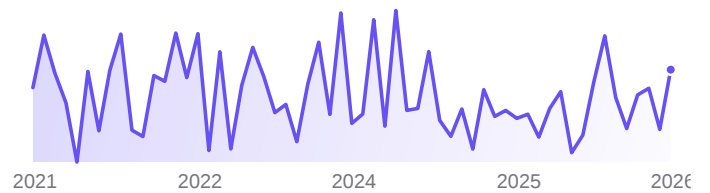


Financing (share of purchase price) Loan (LTV) 75% · Down payment 21%



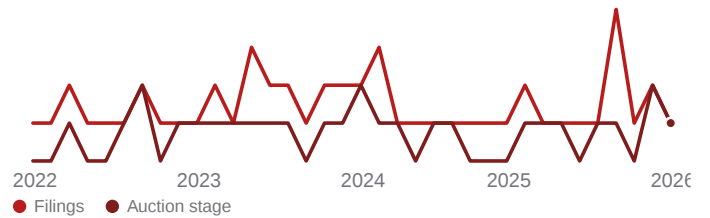
Typical hold before selling

11.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,477
Median value (AVM)	\$772K
Median size	1,864 ft²
Median bedrooms	3
Median year built	1900
Single family	17%
Condos	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.2%
Owner occupied	69%
Company owned	18%
Median loan-to-value	47%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	28,555
Density	18,339 / mi²
Median household income	\$102K
Average household income	\$134K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	79
Homes occupied	95%
Bachelor's or higher	32%
Poverty rate	11.4%
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.