



COMPASS

December 2022

Somerville Market Insights

Somerville

DECEMBER 2022

UNDER CONTRACT

8
Total
Properties

\$553K
Average
Price

\$554K
Median
Price

14%
Increase From
Dec 2021

42%
Increase From
Dec 2021

39%
Increase From
Dec 2021

UNITS SOLD

9
Total
Properties

\$524K
Average
Price

\$560K
Median
Price

-31%
Decrease From
Dec 2021

39%
Increase From
Dec 2021

45%
Increase From
Dec 2021

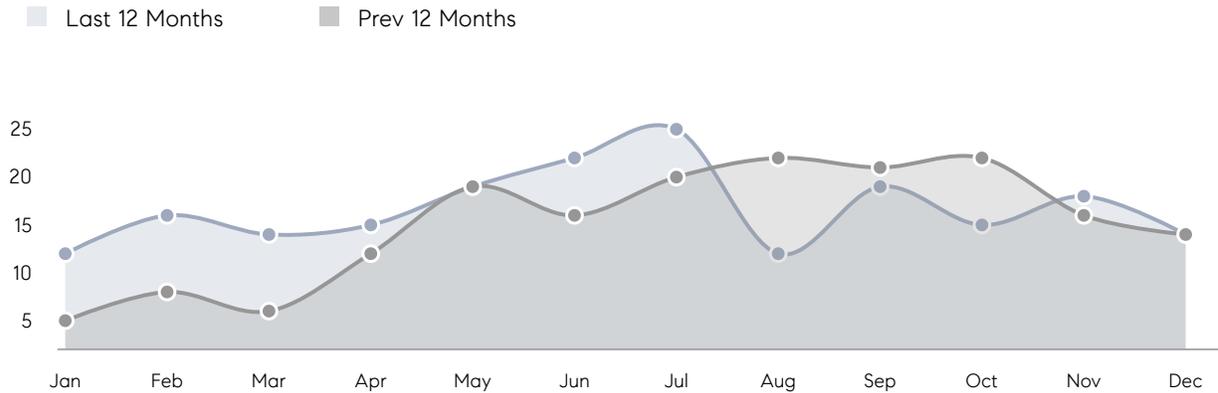
Property Statistics

| | | Dec 2022 | Dec 2021 | % Change |
|----------------|--------------------|-----------|-----------|----------|
| Overall | AVERAGE DOM | 31 | 46 | -33% |
| | % OF ASKING PRICE | 99% | 103% | |
| | AVERAGE SOLD PRICE | \$524,704 | \$377,231 | 39.1% |
| | # OF CONTRACTS | 8 | 7 | 14.3% |
| | NEW LISTINGS | 8 | 6 | 33% |
| Houses | AVERAGE DOM | 20 | 44 | -55% |
| | % OF ASKING PRICE | 107% | 103% | |
| | AVERAGE SOLD PRICE | \$507,500 | \$386,583 | 31% |
| | # OF CONTRACTS | 3 | 7 | -57% |
| | NEW LISTINGS | 4 | 6 | -33% |
| Condo/Co-op/TH | AVERAGE DOM | 34 | 72 | -53% |
| | % OF ASKING PRICE | 96% | 99% | |
| | AVERAGE SOLD PRICE | \$529,620 | \$265,000 | 100% |
| | # OF CONTRACTS | 5 | 0 | 0% |
| | NEW LISTINGS | 4 | 0 | 0% |

Somerville

DECEMBER 2022

Monthly Inventory



Contracts By Price Range



Listings By Price Range





COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.