Somerville Market Recap: Prices Jump as Sales Slow in Rolling Year

Somerville · 2026-11-18



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Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$439,800

+135.8% vs. last year

n=10

MEDIAN DAYS ON MARKET

107

+664.3% vs. last year

n=10

SOLD VS. ORIGINAL LIST

99.0%

n=10

HOMES FOR SALE TODAY

4

months of inventory: —

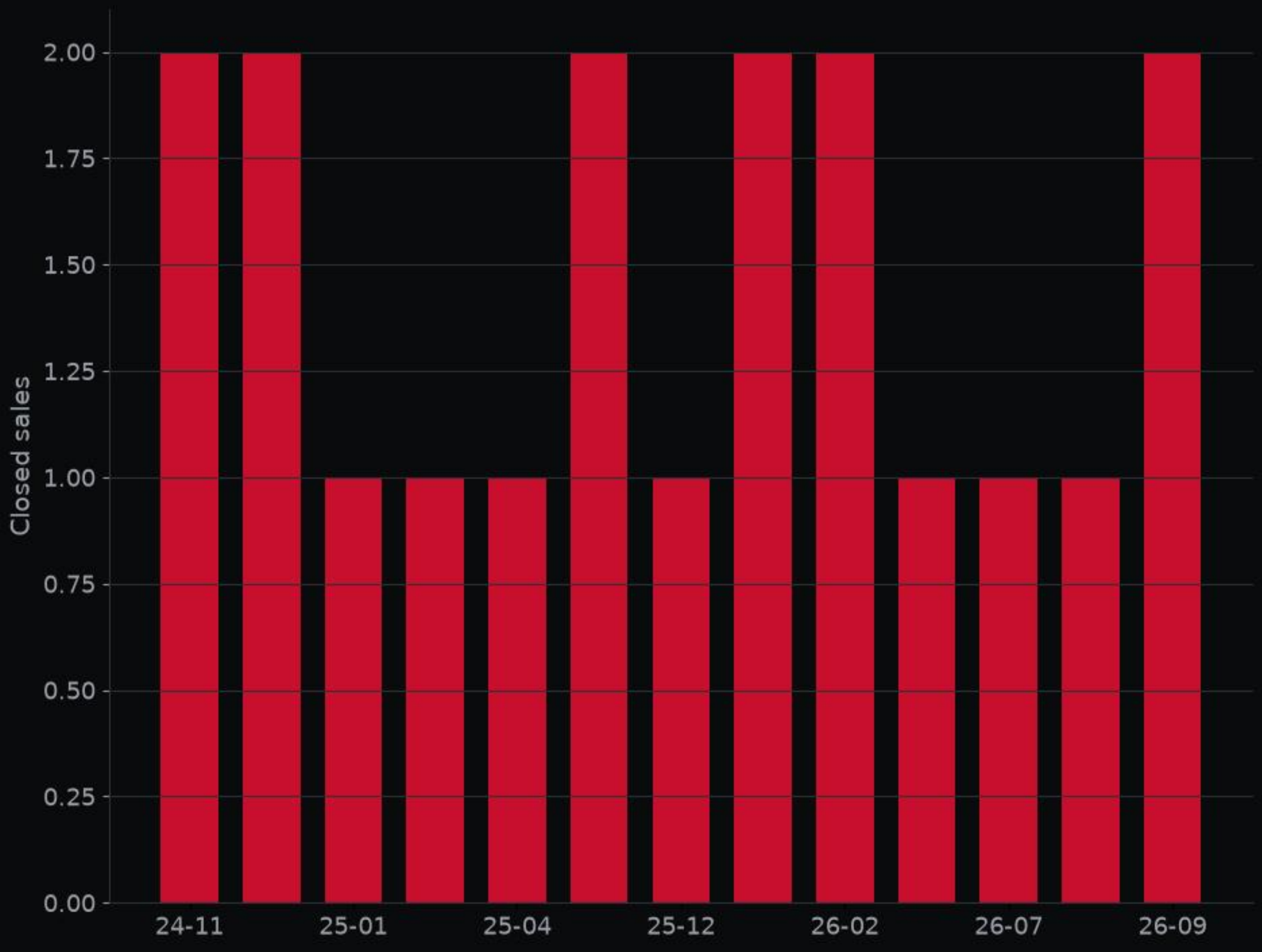
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





205 Northwood DR · MLS #7614220

Kitchen · Listed by Oro Realty



205 Northwood DR · MLS #7614220

Living room · Listed by Oro Realty



205 Northwood DR · MLS #7614220

Bedroom · Listed by Oro Realty



205 Northwood DR · MLS #7614220

Backyard · Listed by Oro Realty



205 Northwood DR · MLS #7614220

Bathroom · Listed by Oro Realty

Deal of the Week

205 Northwood DR · MLS #7614220

$245,000

3 bed · 2 bath · 1,612 sq ft

listed 11% below the ALEX valuation; 27% under the local price per sq ft.

ALEX valuation: $276,000 (range $186,000–$371,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Oro Realty

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

Want to see this home? Call or text George at 713.918.9951 for a private showing.

alex-companies.com/market-data

George Arnold Alexander III, MPA
Associate Broker · Texas License #574878-B
george@alex.realestate · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

Data from Unlock MLS. Deemed reliable, not guaranteed.