

February 2025

Somerset County, MD

New Listings 24

↑ 60.0% from Jan 2025: 15
↓ -27.3% from Feb 2024: 33

YTD	2025	2024	+/-
	48	58	-17.2%

5-year Feb average: 29

New Pendings 23

↑ 35.3% from Jan 2025: 17
↑ 4.5% from Feb 2024: 22

YTD	2025	2024	+/-
	39	44	-11.4%

5-year Feb average: 26

Closed Sales 12

↓ -40.0% from Jan 2025: 20
↓ -45.5% from Feb 2024: 22

YTD	2025	2024	+/-
	32	35	-8.6%

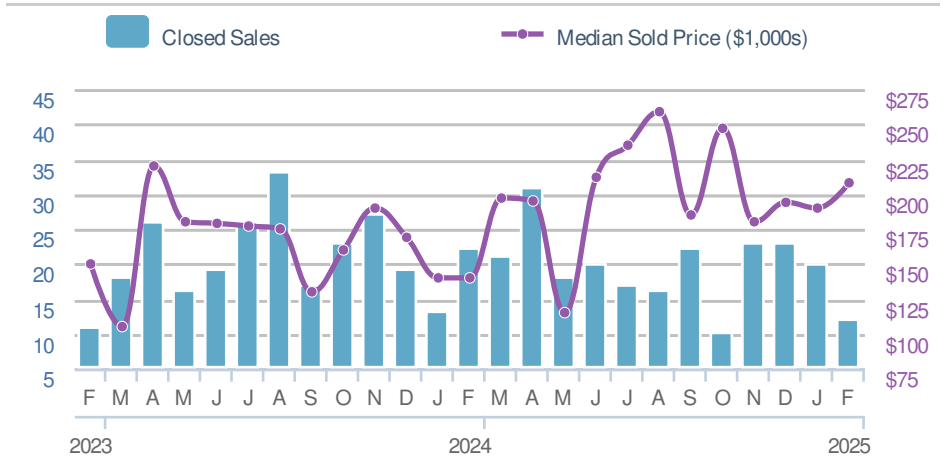
5-year Feb average: 18

Median Sold Price \$208,595

↑ 9.8% from Jan 2025: \$190,000
↑ 49.0% from Feb 2024: \$140,000

YTD	2025	2024	+/-
	\$190,000	\$140,000	35.7%

5-year Feb average: \$174,719



Active Listings 108

Min 63 | 79 | Max 108
 5-year Feb average

Jan 2025	Feb 2024
103	92

Avg DOM 58

Min 43 | 62 | Max 93
 5-year Feb average

Jan 2025	Feb 2024	YTD
79	64	71

Avg Sold to OLP Ratio 87.6%

Min 87.0% | 91.7% | Max 97.7%
 5-year Feb average

Jan 2025	Feb 2024	YTD
90.4%	90.4%	89.3%