



November 2025

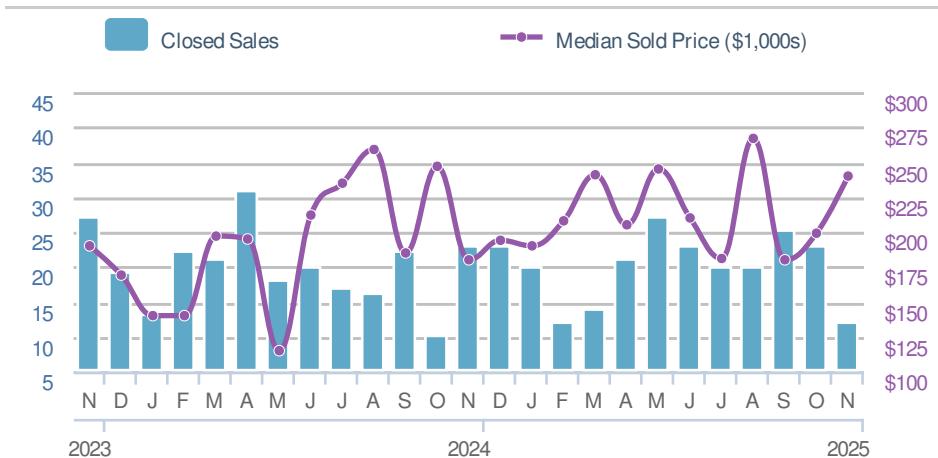
Somerset County, MD

New Listings	18	
↓ -40.0%	↓ -21.7%	
from Oct 2025: 30	from Nov 2024: 23	
YTD 2025 2024 +/-		
367	354	3.7%
5-year Nov average: 24		

New Pendlings	14	
↓ -36.4%	↓ -26.3%	
from Oct 2025: 22	from Nov 2024: 19	
YTD 2025 2024 +/-		
234	218	7.3%
5-year Nov average: 20		

Closed Sales	12	
↓ -47.8%	↓ -47.8%	
from Oct 2025: 23	from Nov 2024: 23	
YTD 2025 2024 +/-		
228	218	4.6%
5-year Nov average: 22		

Median Sold Price	\$240,000	
↑ 20.6%	↑ 33.3%	
from Oct 2025: \$199,000	from Nov 2024: \$180,000	
YTD 2025 2024 +/-		
\$220,000	\$200,000	10.0%
5-year Nov average: \$197,799		



Active Listings	122
Min 77	97
Max 122	122
5-year Nov average	
Oct 2025 131	Nov 2024 117

Avg DOM	69
Min 40	59
Max 70	69
5-year Nov average	
Oct 2025 71	Nov 2024 65
YTD 76	

Avg Sold to OLP Ratio	85.0%
Min 85.0%	90.5%
Max 95.7%	95.7%
5-year Nov average	
Oct 2025 93.0%	Nov 2024 92.2%
YTD 91.6%	