

January 2026

Somerset County, MD

New Listings 25

↑ **19.0%** from Dec 2025: **21**
↑ **66.7%** from Jan 2025: **15**

YTD	2026	2025	+/-
	25	15	66.7%

5-year Jan average: **23**

New Pendings 23

↑ **15.0%** from Dec 2025: **20**
↑ **35.3%** from Jan 2025: **17**

YTD	2026	2025	+/-
	23	17	35.3%

5-year Jan average: **24**

Closed Sales 17

↓ **-10.5%** from Dec 2025: **19**
↓ **-15.0%** from Jan 2025: **20**

YTD	2026	2025	+/-
	17	20	-15.0%

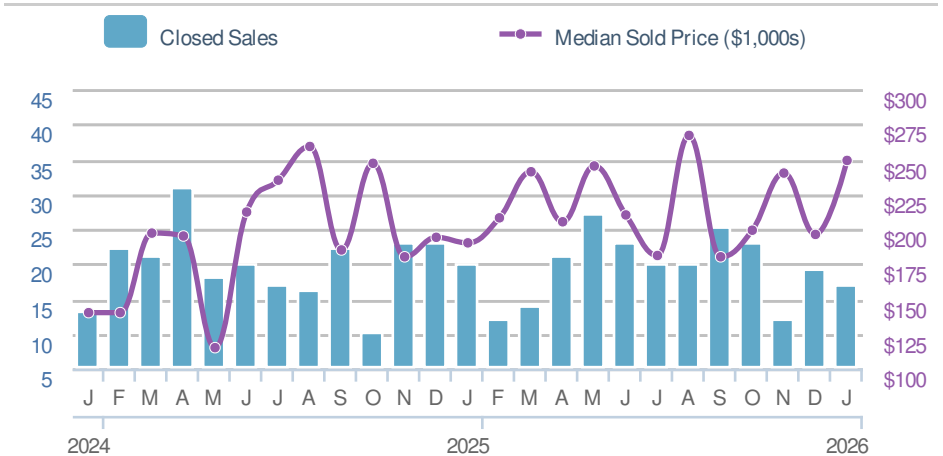
5-year Jan average: **18**

Median Sold Price \$249,900

↑ **27.5%** from Dec 2025: **\$196,000**
↑ **31.5%** from Jan 2025: **\$190,000**

YTD	2026	2025	+/-
	\$249,900	\$190,000	31.5%

5-year Jan average: **\$187,380**



Active Listings 98

Min 59 | 81 | Max 103
 5-year Jan average

Dec 2025	Jan 2025
106	103

Avg DOM 81

Min 55 | 75 | Max 99
 5-year Jan average

Dec 2025	Jan 2025	YTD
47	79	81

Avg Sold to OLP Ratio 91.1%

Min 88.5% | 91.1% | Max 94.8%
 5-year Jan average

Dec 2025	Jan 2025	YTD
93.3%	90.4%	91.1%