February 2026

Somerset County, MD

New Listings 14

-44.0% from Jan 2026: **25**

-41.7% from Feb 2025: **24**

YTD	2026	2025	+/-
	41	**48**	-14.6%

5-year Feb average: **27**

New Pendings 23

0.0% from Jan 2026: **23**

0.0% from Feb 2025: **23**

YTD	2026	2025	+/-
	46	**39**	17.9%

5-year Feb average: **27**

Closed Sales 19

11.8% from Jan 2026: **17**

58.3% from Feb 2025: **12**

YTD	2026	2025	+/-
	36	**32**	12.5%

5-year Feb average: **18**

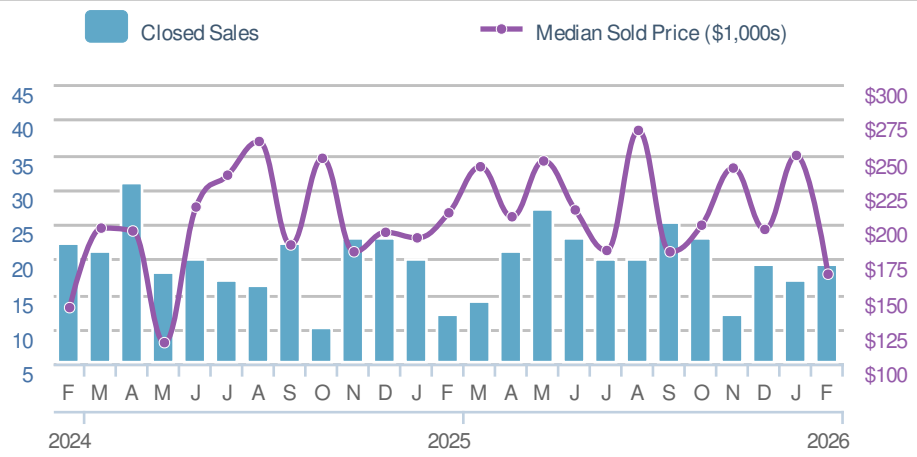
Median Sold Price $164,950

-34.0% from Jan 2026: **$249,900**

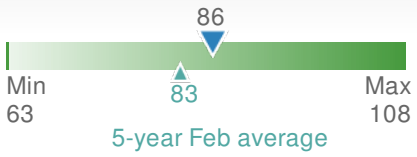
-20.9% from Feb 2025: **$208,595**

YTD	2026	2025	+/-
	$220,000	**$190,000**	15.8%

5-year Feb average: **$177,709**

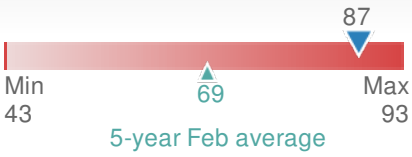


Active Listings 86



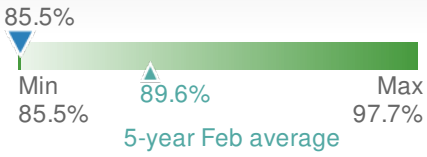
Jan 2026	Feb 2025
98	**108**

Avg DOM 87



Jan 2026	Feb 2025	YTD
81	**58**	**84**

Avg Sold to OLP Ratio 85.5%



Jan 2026	Feb 2025	YTD
91.1%	**87.6%**	**88.2%**

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Data Source: Bright MLS. Statistics calculated March 05, 2025.