

August 2026

Somerset County, MD

New Listings

23

 **-14.8%**  **-20.7%**
 from Jul 2026: 27 from Aug 2025: 29

YTD	2026	2025	+/-
	245	275	-10.9%

5-year Aug average: 33

New Pendings

26

 **-7.1%**  **0.0%**
 from Jul 2026: 28 from Aug 2025: 26

YTD	2026	2025	+/-
	164	180	-8.9%

5-year Aug average: 29

Closed Sales

27

 **58.8%**  **35.0%**
 from Jul 2026: 17 from Aug 2025: 20

YTD	2026	2025	+/-
	151	162	-6.8%

5-year Aug average: 24

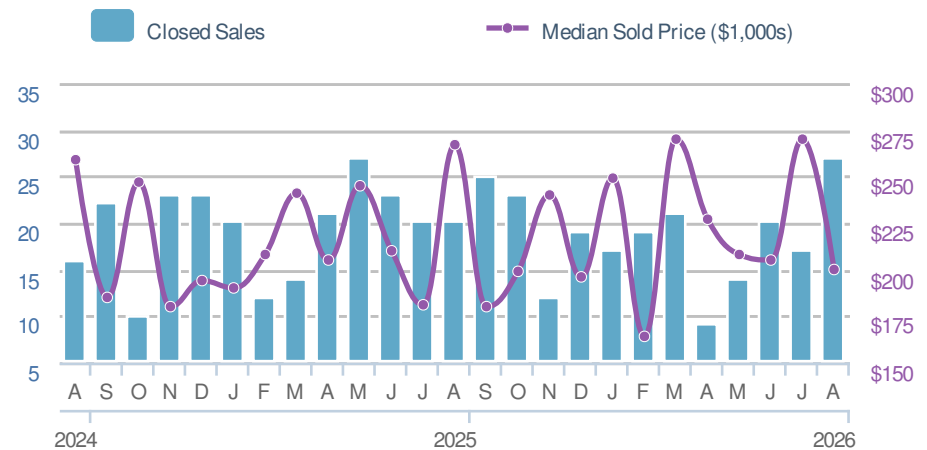
Median Sold Price

\$200,000

 **-25.9%**  **-25.1%**
 from Jul 2026: \$270,000 from Aug 2025: \$267,100

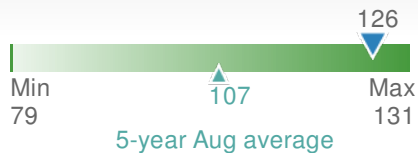
YTD	2026	2025	+/-
	\$219,000	\$227,000	-3.5%

5-year Aug average: \$211,010



Active Listings

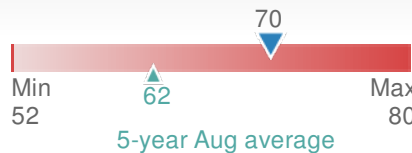
126



Jul 2026	Aug 2025
131	131

Avg DOM

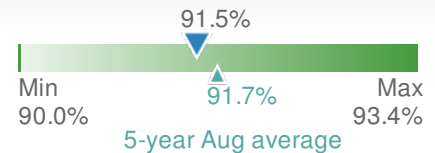
70



Jul 2026	Aug 2025	YTD
130	80	91

Avg Sold to OLP Ratio

91.5%



Jul 2026	Aug 2025	YTD
90.0%	91.4%	89.7%