Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

May 2026

Somerset County, MD

New Listings 31

19.2% from Apr 2026: **26**

40.9% from May 2025: **22**

YTD	2026	2025	+/-
	146	**159**	-8.2%

5-year May average: **31**

New Pendings 27

107.7% from Apr 2026: **13**

-12.9% from May 2025: **31**

YTD	2026	2025	+/-
	96	**119**	-19.3%

5-year May average: **26**

Closed Sales 14

55.6% from Apr 2026: **9**

-48.1% from May 2025: **27**

YTD	2026	2025	+/-
	82	**95**	-13.7%

5-year May average: **22**

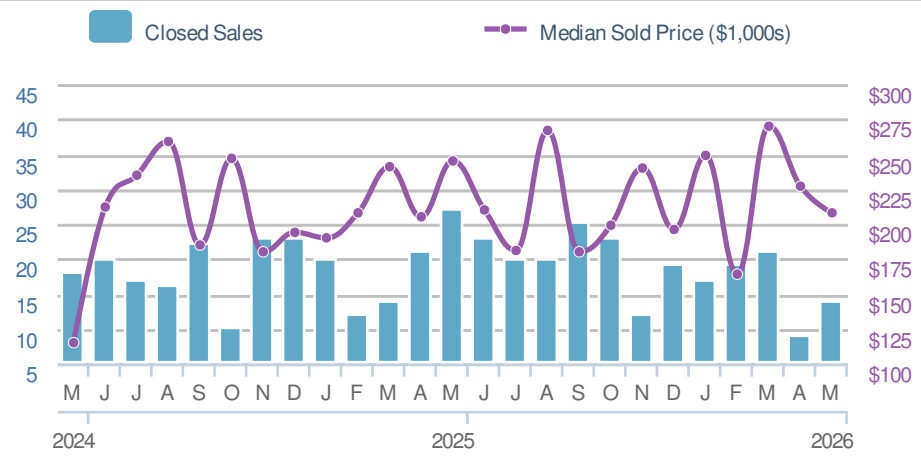
Median Sold Price $208,750

-8.2% from Apr 2026: **$227,500**

-14.8% from May 2025: **$245,000**

YTD	2026	2025	+/-
	$240,000	**$230,000**	4.3%

5-year May average: **$195,140**



Active Listings 128

128

Min 70 | 99 | Max 128

5-year May average

Apr 2026	May 2025
126	**106**

Avg DOM 99

99

Min 33 | 80 | Max 113

5-year May average

Apr 2026	May 2025	YTD
32	**113**	**87**

Avg Sold to OLP Ratio 84.9%

84.9%

Min 84.9% | 91.7% | Max 96.0%

5-year May average

Apr 2026	May 2025	YTD
94.3%	**93.1%**	**90.2%**

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Data Source: Bright MLS. Statistics calculated June 04, 2026.

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