Somerset County, MD

October 2026 · All Home Types

Coastal REALTORS® LOCAL ACCURATE TRUSTED

New Listings 22

year-over-year	month-over-month
▼35.3%	▼38.9%
vs. Oct 2025: 34	vs. Sep 2026: 36



31 (5-year Oct avg.)

New Purchase Contracts 21

year-over-year	month-over-month
▼19.2%	▼22.2%
vs. Oct 2025: 26	vs. Sep 2026: 27



31 (5-year Oct avg.)

Closed Sales 17

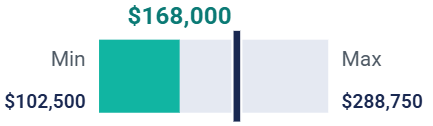
year-over-year	month-over-month
▼26.1%	▲21.4%
vs. Oct 2025: 23	vs. Sep 2026: 14



23 (5-year Oct avg.)

Median Sale Price $168,000

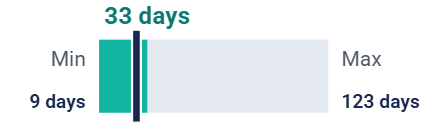
year-over-year	month-over-month
▼15.8%	▼34.8%
vs. Oct 2025: $199,500	vs. Sep 2026: $257,500



$214,500 (5-year Oct avg.)

Median Days on Market 33 days

year-over-year	month-over-month
▲4 days	▼6 days
vs. Oct 2025: 29 days	vs. Sep 2026: 39 days



28 days (5-year Oct avg.)

Avg. Sale to Orig. List Price Ratio 88.8%

year-over-year	month-over-month
▼6.5 pp	▼3.2 pp
vs. Oct 2025: 95.3%	vs. Sep 2026: 92.1%



92.3% (5-year Oct avg.)

Active Listings 127

year-over-year	month-over-month
▼5.2%	▼0.8%
vs. Oct 2025: 134	vs. Sep 2026: 128



103 (5-year Oct avg.)

Months of Supply 7.1

year-over-year	month-over-month
▲0.9 mos	▲0.1 mos
vs. Oct 2025: 6.3	vs. Sep 2026: 7.0



4.5 (5-year Oct avg.)

Showings 164

year-over-year	month-over-month
▼25.8%	▼18.8%
vs. Oct 2025: 221	vs. Sep 2026: 202



193 (5-year Oct avg.)

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