Presented by Bernie Flax Coastal Association of REALTORS (MD)

February 2024

Somerset County, MD

New L	istings.	33					
	43.5% Jan 2024: 23	13.8% from Feb 2023: 29					
YTD	2024 58	2023 55	+/- 5.5%				
5-year Feb average: 31							

New F	Pendings		22		
	- 12.0% Jan 2024: 25	+-29.0% from Feb 2023: 31			
YTD	2024 44	2023 43	+/- 2.3%		
5-year	Feb average	e: 25			



Medi Sold	an Price	\$140,000					
from	0.0% Jan 2024: 140,000	+-6.7% from Feb 2023: \$150,000					
YTD	2024 \$140,000	2023 +/- \$149,025 -6.1%					
5-year Feb average: \$164,980							







Feb 2023

93

Jan 2024

59

YTD

62





February 2024

Somerset County, MD

Sold Summary

	Feb 2024	Feb 2023	% Change
Sold Dollar Volume	\$4,707,490	\$1,921,850	144.95%
Avg Sold Price	\$205,050	\$165,650	23.79%
Median Sold Price	\$140,000	\$150,000	-6.67%
Units Sold	22	11	100.00%
Avg Days on Market	64	93	-31.18%
Avg List Price for Solds	\$213,976	\$174,713	22.47%
Avg SP to OLP Ratio	90.4%	87.0%	3.88%
Ratio of Avg SP to Avg OLP	89.6%	86.9%	3.15%
Attached Avg Sold Price	\$248,000	\$295,000	-15.93%
Detached Avg Sold Price	\$203,005	\$152,715	32.93%
Attached Units Sold	1	1	0.00%
Detached Units Sold	21	10	110.00%

Notes:

• SP = Sold Price

OLP = Original List Price
LP = List Price (at time of sale)
Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Feb 2024	Feb 2023	% Change
Active Listings	92	67	37.31%
New Listings	33	29	13.79%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	22	31	-29.03%
All Pendings	36	34	5.88%

Financing (Sold)

3()		
Assumption	0	
Cash	14	
Conventional	6	
FHA	1	
Other	0	
Owner	0	
VA	1	

Days on Market (Sold)

0	0
1 to 10	6
11 to 20	3
21 to 30	2
31 to 60	1
61 to 90	3
91 to 120	3
121 to 180	0
181 to 360	3
361 to 720	1
721+	0

Active Detail

Sold Detail

	Residential					Condo/Coop		Active Listings	
2 or	Less BR	3	BR	4 or	More BR	All	Residential		Condo/Coop
Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
1	0	1	0	0	0	0	6	0	0
2	0	3	0	1	0	0	7	0	0
1	0	3	0	0	0	0	11	0	0
0	0	0	0	1	0	0	15	1	0
0	1	3	0	1	0	0	24	1	1
0	0	0	0	1	0	0	8	2	3
0	0	0	0	1	0	0	2	0	0
0	0	1	0	0	0	0	3	0	1
0	0	0	0	1	0	0	3	0	0
0	0	0	0	0	0	0	2	0	0
0	0	0	0	0	0	0	1	0	0
0	0	0	0	0	0	0	1	0	0
0	0	0	0	0	0	0	0	0	0
4	1	11	0	6	0	0	83	4	5
\$89,250	\$248,000	\$166,581	\$0	\$345,619	\$0	\$0			
\$80,750	\$0	\$132,483	\$0	\$490,000	\$0	\$295,000			
10.53%	0.00%	25.74%	0.00%	-29.47%	0.00%	0.00%			
3	0	6	0	1	0	1			
	Detached 1 2 1 0<	1 0 2 0 1 0 1 0 0 0 10 \$248,000 \$80,750 \$0.00%	2 or the set of the s	2 or JerrDetachedAttached/THDetachedAttached/THDetached101010100203001030010300000000130001300 <td>Performance Performance DetachedAttached/THDetachedAttached/THDetachedDetachedAttached/THDetachedAttached/THDetached101010120300111030001100000111000001110000001100000011000<</td> <td>Provide a strain of the strain</td> <td>Performance Performance<br< td=""><td>Res Res Res Res Detached Attached/TH Attached/TH</td><td>Let Hat Hat</td></br<></td>	Performance Performance DetachedAttached/THDetachedAttached/THDetachedDetachedAttached/THDetachedAttached/THDetached101010120300111030001100000111000001110000001100000011000<	Provide a strain of the strain	Performance <br< td=""><td>Res Res Res Res Detached Attached/TH Attached/TH</td><td>Let Hat Hat</td></br<>	Res Res Res Res Detached Attached/TH Attached/TH	Let Hat Hat