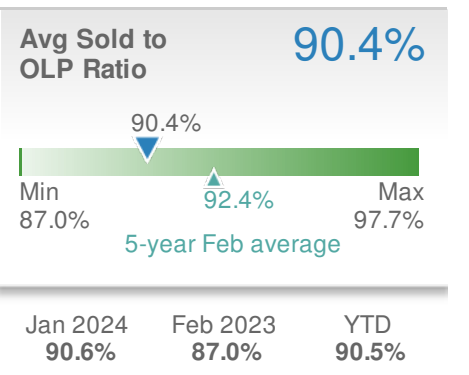
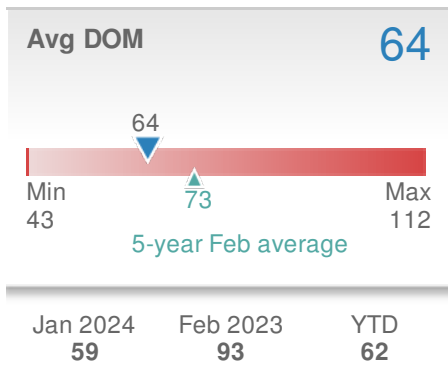
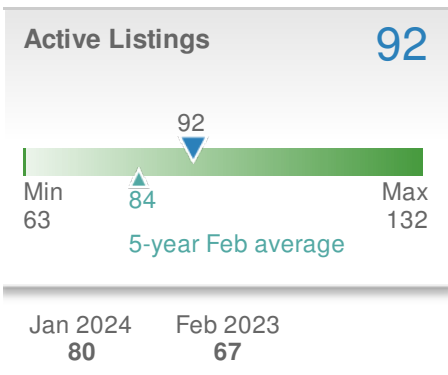
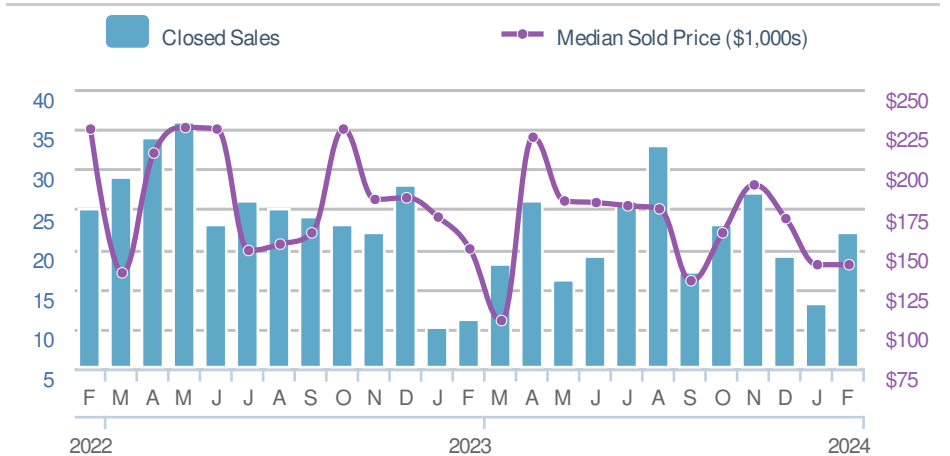
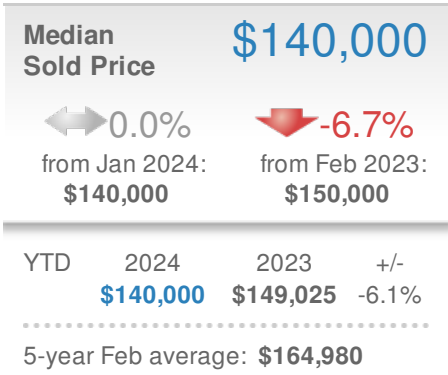
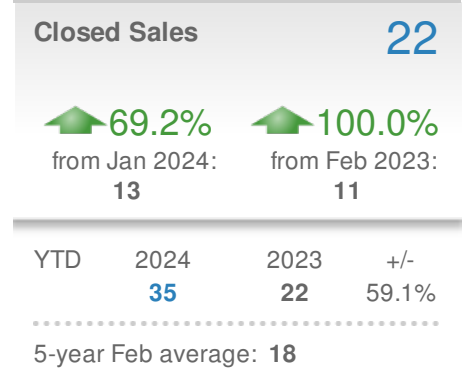
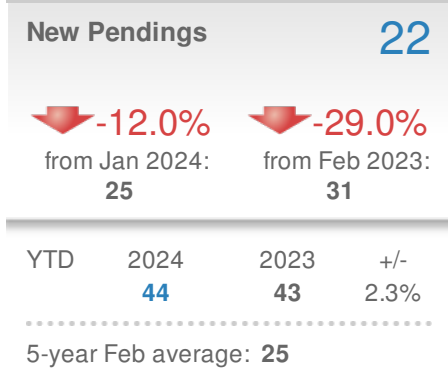
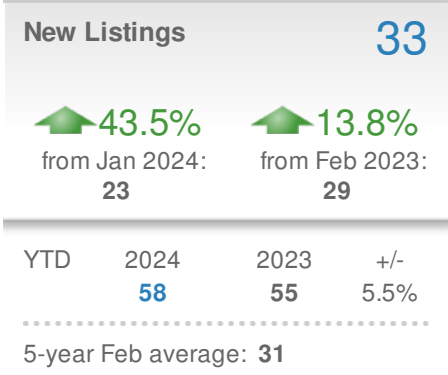


February 2024
 Somerset County, MD

Email: bernie@coastalrealtors.org



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)

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

Sold Detail

Price Ranges	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
< \$50,000	1	0	1	0	0	0	0	6	0	0
\$50K to \$99,999	2	0	3	0	1	0	0	7	0	0
\$100K to \$149,999	1	0	3	0	0	0	0	11	0	0
\$150K to \$199,999	0	0	0	0	1	0	0	15	1	0
\$200K to \$299,999	0	1	3	0	1	0	0	24	1	1
\$300K to \$399,999	0	0	0	0	1	0	0	8	2	3
\$400K to \$499,999	0	0	0	0	1	0	0	2	0	0
\$500K to \$599,999	0	0	1	0	0	0	0	3	0	1
\$600K to \$799,999	0	0	0	0	1	0	0	3	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	1	11	0	6	0	0	83	4	5
Avg Sold Price	\$89,250	\$248,000	\$166,581	\$0	\$345,619	\$0	\$0			
Prev Year - Avg Sold Price	\$80,750	\$0	\$132,483	\$0	\$490,000	\$0	\$295,000			
Avg Sold % Change	10.53%	0.00%	25.74%	0.00%	-29.47%	0.00%	0.00%			
Prev Year - # of Solds	3	0	6	0	1	0	1			

Active Detail