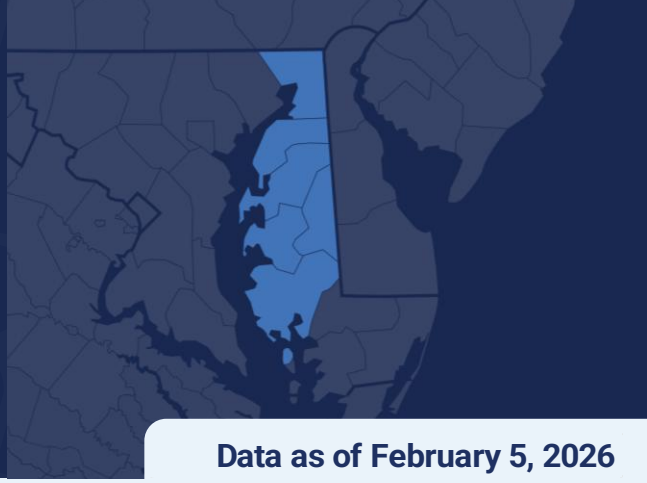
Maryland Eastern Shore

January 2026 Housing Market Report

Prepared by Bright Research



Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	223	201	+10.9%	223	201	+10.9%
Median Sold Price	$375,000	$405,000	-7.4%	$375,000	$405,000	-7.4%
Median Days on Market	39 days	30 days	+9 days	39 days	30 days	+9 days
New Pending Sales	266	256	+3.9%	266	256	+3.9%
New Listings	238	252	-5.6%	238	252	-5.6%
Active Listings	894	755	+18.4%	894	755	+18.4%
Months of Supply	2.93	2.43	+0.5 mos.	2.93	2.43	+0.5 mos.
Showings	3,097	3,327	-6.9%	3,097	3,327	-6.9%

Housing Market Trends

After a lackluster 2025, the Eastern Shore has a surge of closed sales. There were 223 closed sales on the Maryland Eastern Shore in January, increasing 10.9% year-over-year and the only region in the Mid-Atlantic to report growth. Yet within the region, the counties were split. Caroline, Cecil, and Kent saw sales increase, while sales in Dorchester, Queen Anne's and Talbot were lower.

New pending sales, which typically lead closed sales, had modest gains, up 3.9%. Only Caroline county had fewer new pending sales year-over-year.

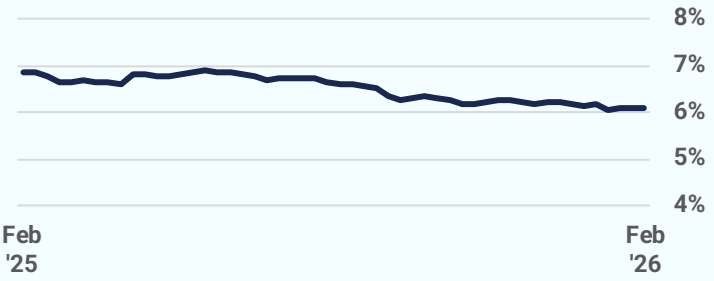
Sellers meanwhile have hesitated at the start of the year. New listings decreased 5.6% year-over-year. As the market moves toward balance, some sellers need to realign their expectations.

Time on the market has increased. The median days on market is up nine days from January 2025 to January 2026. Price growth has softened and January 2026's median price was 7.4% lower than a year ago.

Market Outlook

Housing markets have become more balanced, and the trend will continue in 2026. As buyers and sellers both reengage in the market, prices will soften and homes will stay on the market longer than the most recent past. Mortgage rates are expected to be more favorable this year, and buyers will have more choices. Still, affordability and uncertainty will keep sales modest on the Eastern Shore.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

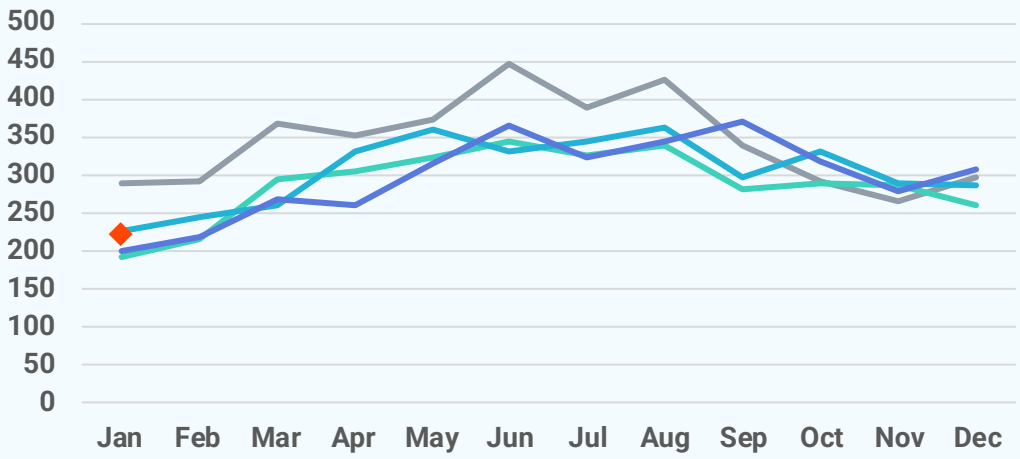
Closed Sales

2026 2025 2024 2023 2022

223
January 2026

+10.9%
Jan '26 vs. Jan '25
(Jan '25: 201)

-27.4%
Jan '26 vs. Dec '25
(Dec '25: 307)



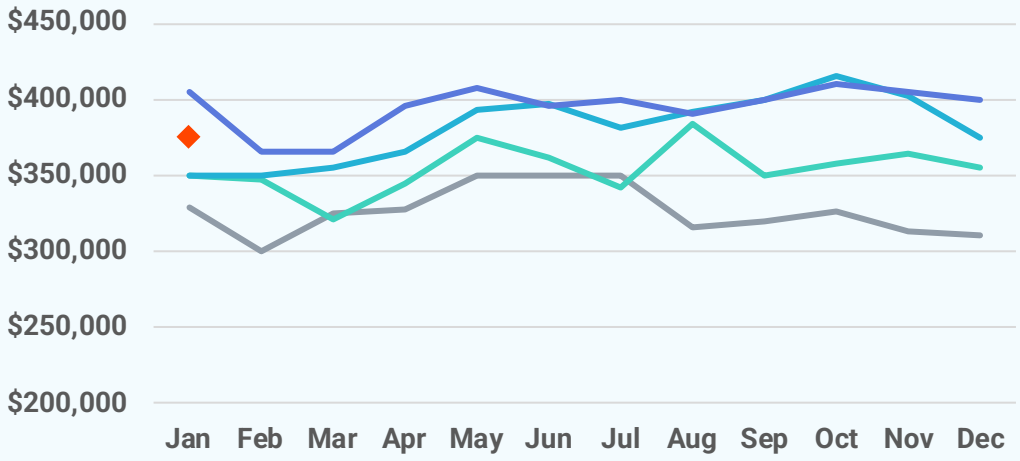
Median Sold Price

2026 2025 2024 2023 2022

$375,000
January 2026

-7.4%
Jan '26 vs. Jan '25
(Jan '25: $405,000)

-6.0%
Jan '26 vs. Dec '25
(Dec '25: $399,000)



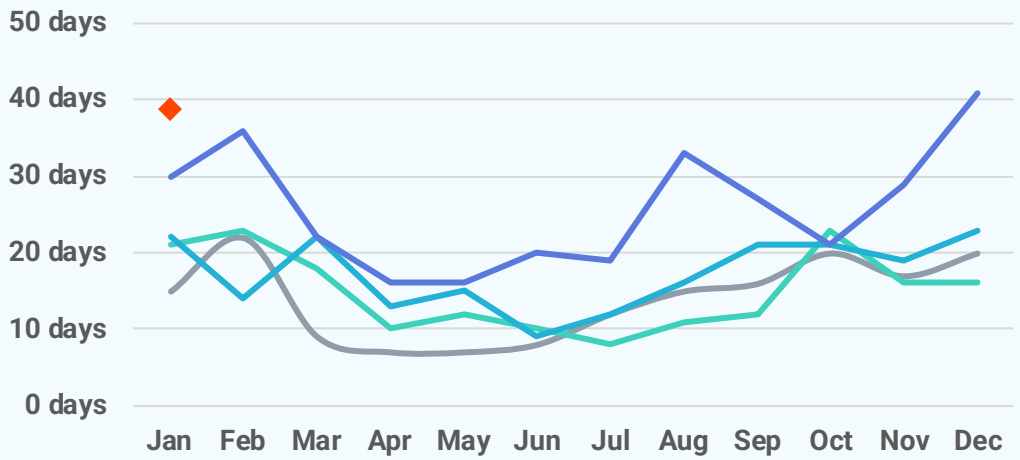
Median Days on Market

2026 2025 2024 2023 2022

39 days
January 2026

+9 days
Jan '26 vs. Jan '25
(Jan '25: 30 days)

-2 days
Jan '26 vs. Dec '25
(Dec '25: 41 days)



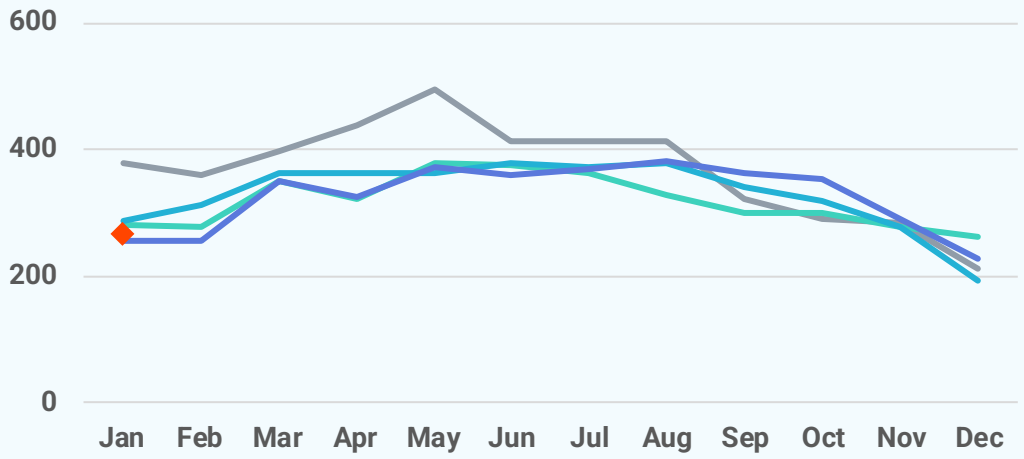
New Pending Sales

2026 2025 2024 2023 2022

266
January 2026

+3.9%
Jan '26 vs. Jan '25
(Jan '25: 256)

+17.2%
Jan '26 vs. Dec '25
(Dec '25: 227)



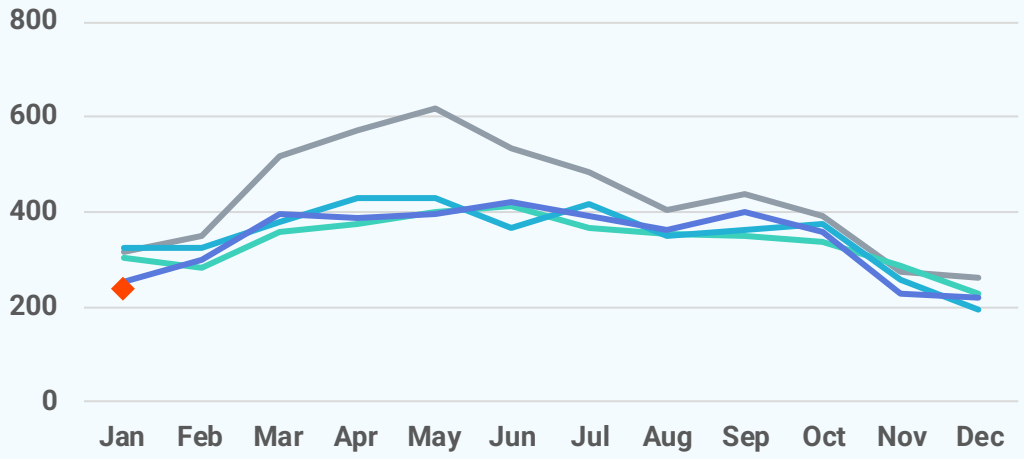
New Listings

2026 2025 2024 2023 2022

238
January 2026

-5.6%
Jan '26 vs. Jan '25
(Jan '25: 252)

+9.7%
Jan '26 vs. Dec '25
(Dec '25: 217)



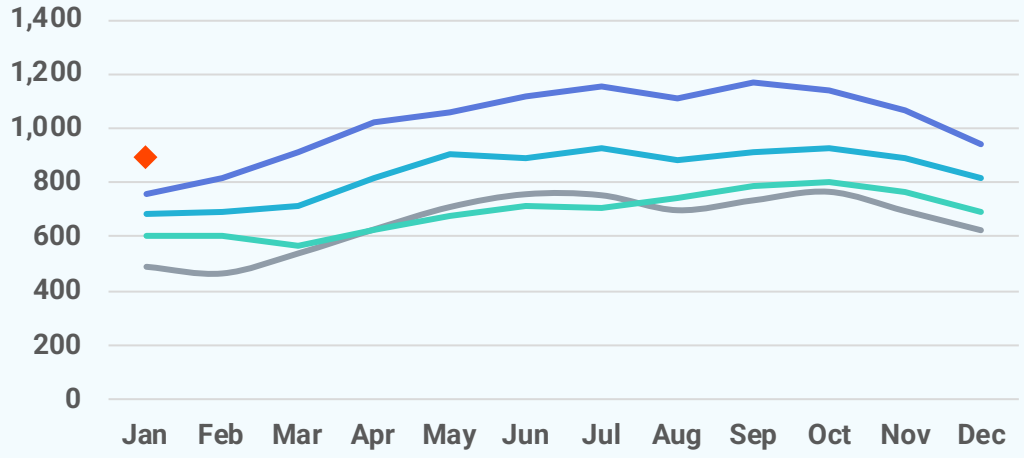
Active Listings

2026 2025 2024 2023 2022

894
January 2026

+18.4%
Jan '26 vs. Jan '25
(Jan '25: 755)

-4.8%
Jan '26 vs. Dec '25
(Dec '25: 939)



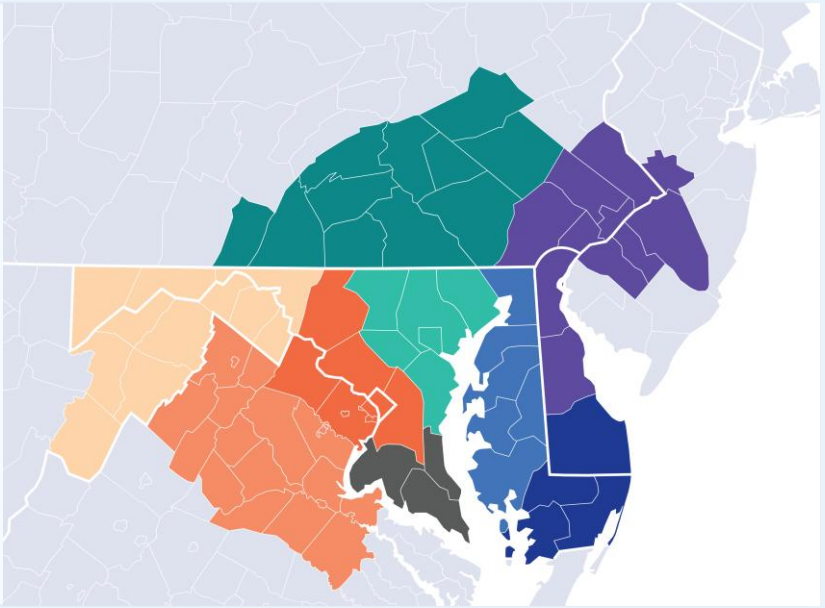
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
MD Eastern Shore	223	+10.9%	$375,000	-7.4%	39 days	+9 days
Caroline County, MD	30	+130.8%	$298,995	+4.9%	35 days	-27 days
Cecil County, MD	65	+12.1%	$370,000	+19.1%	15 days	+1 day
Dorchester County, MD	25	-10.7%	$245,000	-6.8%	64 days	+15 days
Kent County, MD	21	+31.3%	$360,000	+7.5%	48 days	+28 days
Queen Anne's County, MD	44	-6.4%	$499,500	-10.9%	50 days	+8 days
Talbot County, MD	38	-2.6%	$439,495	-39.0%	93 days	+63 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
MD Eastern Shore	266	+3.9%	238	-5.6%	3,097	-6.9%
Caroline County, MD	22	-24.1%	22	+10.0%	310	-16.7%
Cecil County, MD	85	+3.7%	69	-10.4%	1,033	-3.0%
Dorchester County, MD	42	+23.5%	28	-30.0%	369	-10.4%
Kent County, MD	17	+13.3%	20	+122.2%	180	-5.3%
Queen Anne's County, MD	57	+3.6%	62	-4.6%	675	-2.5%
Talbot County, MD	43	+4.9%	37	-9.8%	530	-11.1%

Local Markets	Active Listings		Months of Supply	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
MD Eastern Shore	894	+18.4%	2.93	+0.5 months
Caroline County, MD	93	+16.3%	3.10	+0.14 months
Cecil County, MD	200	+14.9%	2.15	+0.24 months
Dorchester County, MD	190	+38.7%	5.00	+1.96 months
Kent County, MD	76	+26.7%	3.30	+0.9 months
Queen Anne's County, MD	154	-3.1%	2.17	-0.04 months
Talbot County, MD	181	+24.8%	3.77	+0.75 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro
- Central Pennsylvania
- Baltimore Metro
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro
- Del/Mar Coastal



About Bright MLS

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Please contact **Christy Reap, Media Relations Director** with interview or information requests:

- (202) 309-9362
- christy.reap@brightmls.com

Maryland Eastern Shore

January 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	199	170	+17.1%
Median Sold Price	$393,750	$427,500	-7.9%
Median Days on Market	38 days	27 days	+11 days
New Pending Sales	218	219	-0.5%
New Listings	202	207	-2.4%
Active Listings	764	625	+22.2%
Months of Supply	2.93	2.36	+0.57 mos.

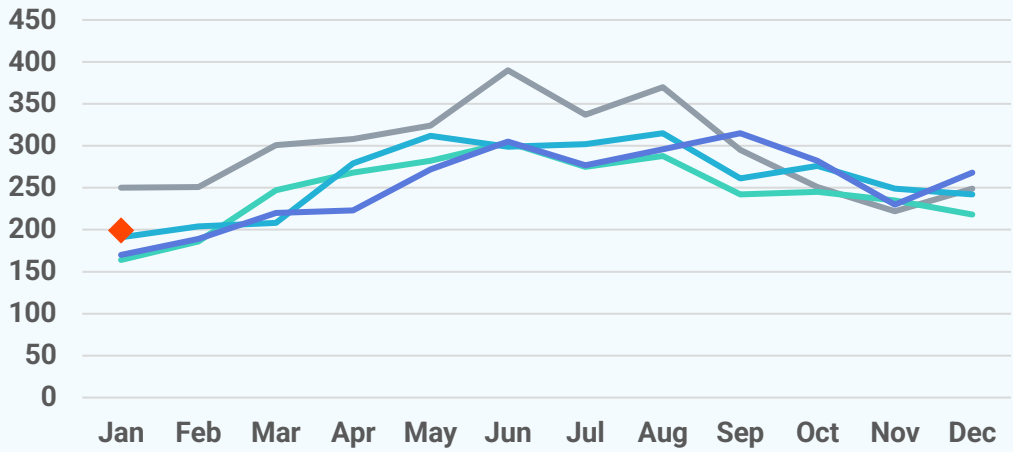
Closed Sales

2026 2025 2024 2023 2022

199
January 2026

+17.1%
Jan '26 vs. Jan '25
(Jan '25: 170)

-25.7%
Jan '26 vs. Dec '25
(Dec '25: 268)



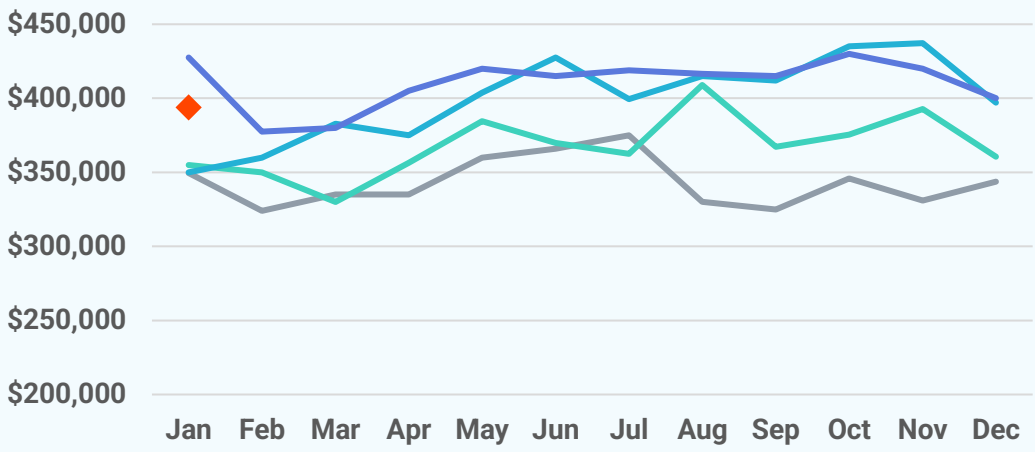
Median Sold Price

2026 2025 2024 2023 2022

$393,750
January 2026

-7.9%
Jan '26 vs. Jan '25
(Jan '25: $427,500)

-1.6%
Jan '26 vs. Dec '25
(Dec '25: $400,000)



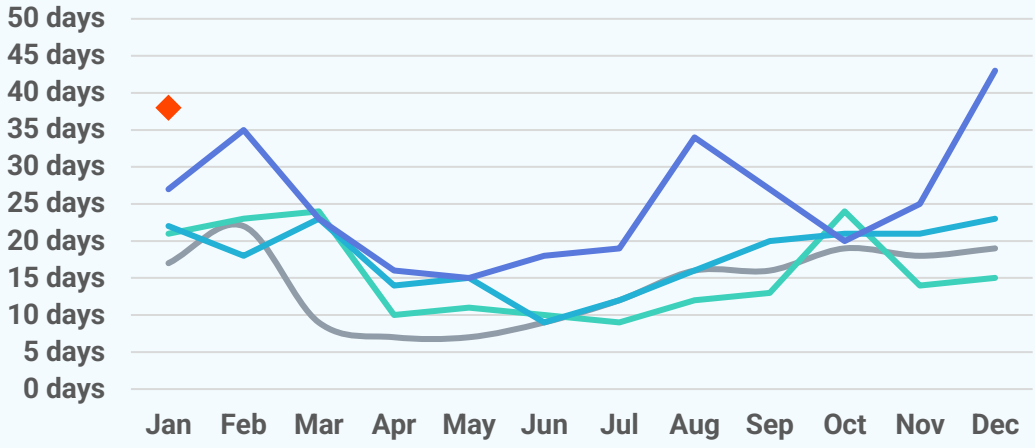
Median Days on Market

2026 2025 2024 2023 2022

38 days
January 2026

+11 days
Jan '26 vs. Jan '25
(Jan '25: 27 days)

-5 days
Jan '26 vs. Dec '25
(Dec '25: 43 days)



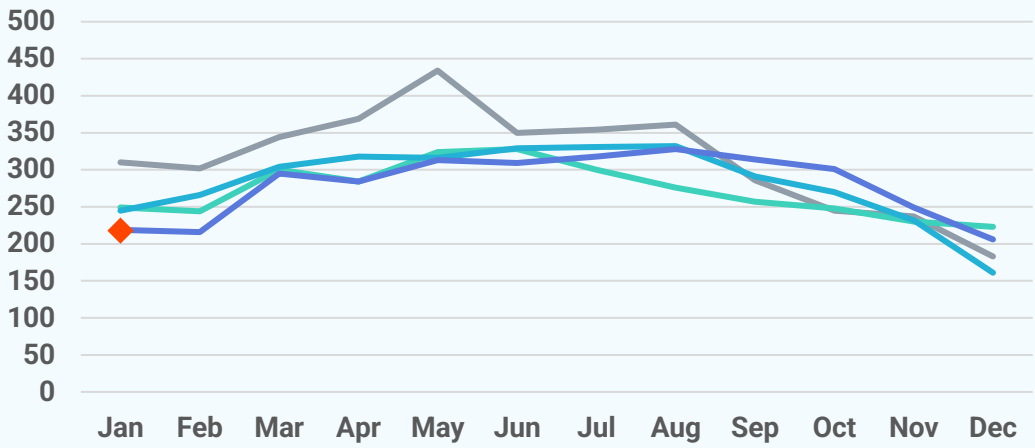
New Pending Sales

2026 2025 2024 2023 2022

218
January 2026

-0.5%
Jan '26 vs. Jan '25
(Jan '25: 219)

+5.8%
Jan '26 vs. Dec '25
(Dec '25: 206)



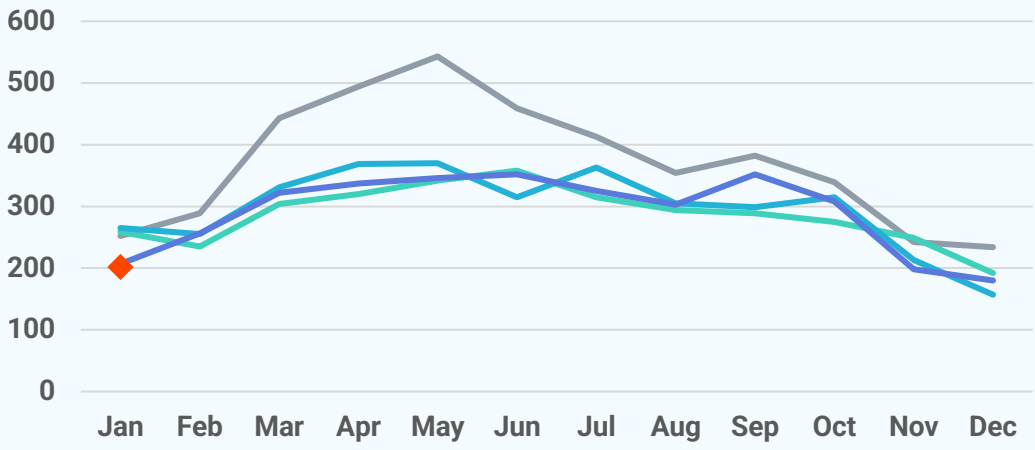
New Listings

2026 2025 2024 2023 2022

202
January 2026

-2.4%
Jan '26 vs. Jan '25
(Jan '25: 207)

+12.2%
Jan '26 vs. Dec '25
(Dec '25: 180)



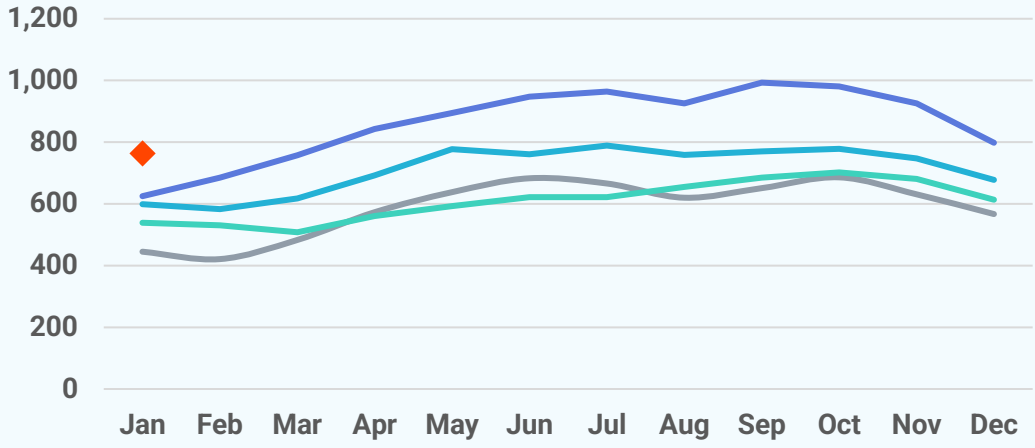
Active Listings

2026 2025 2024 2023 2022

764
January 2026

+22.2%
Jan '26 vs. Jan '25
(Jan '25: 625)

-4.3%
Jan '26 vs. Dec '25
(Dec '25: 798)



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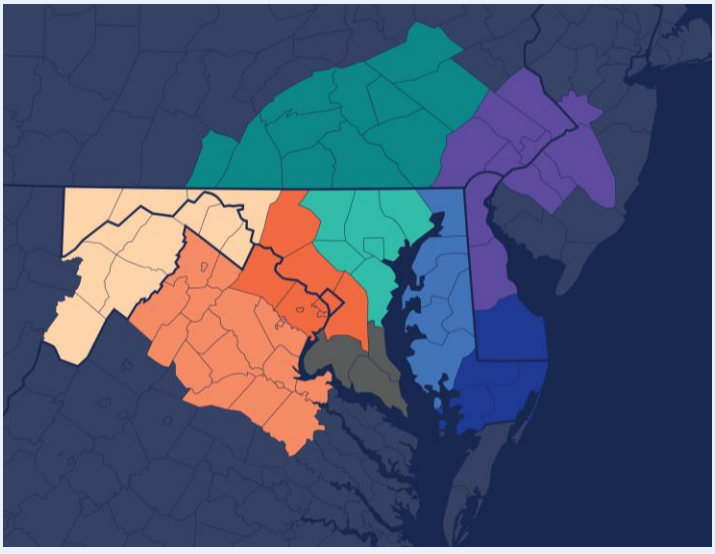


Maryland Eastern Shore

January 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of February 5, 2026

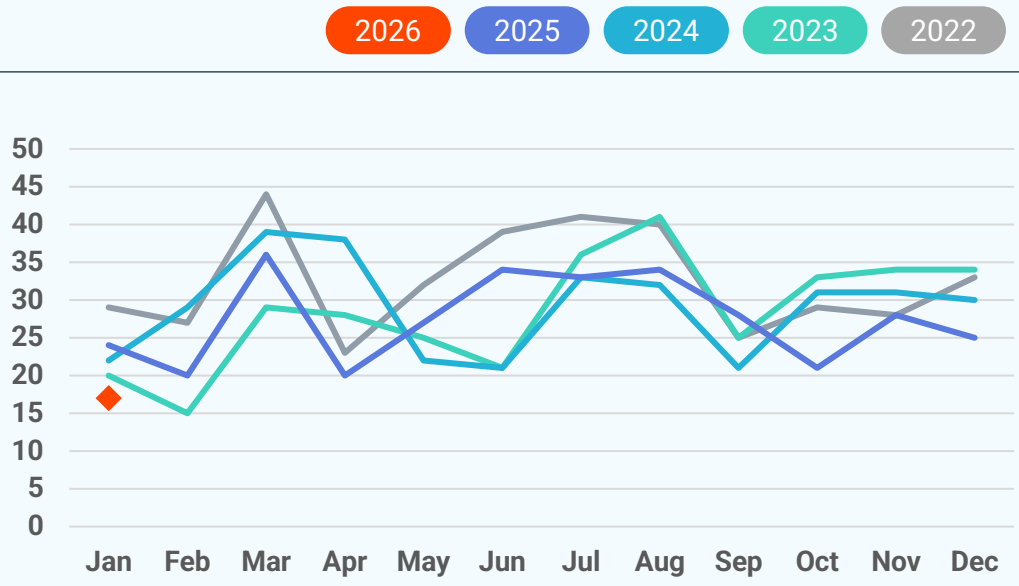
Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	17	24	-29.2%
Median Sold Price	$284,990	$248,500	+14.7%
Median Days on Market	40 days	31 days	+9 days
New Pending Sales	34	28	+21.4%
New Listings	16	30	-46.7%
Active Listings	65	69	-5.8%
Months of Supply	2.32	2.30	+0.02 mos.

Closed Sales

17
January 2026

-29.2%
Jan '26 vs. Jan '25
(Jan '25: 24)

-32.0%
Jan '26 vs. Dec '25
(Dec '25: 25)



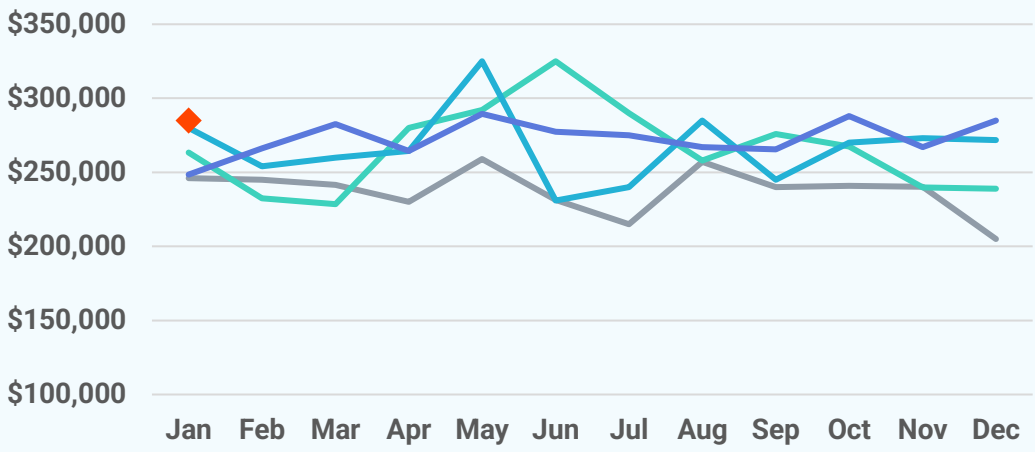
Median Sold Price

2026 2025 2024 2023 2022

$284,990
January 2026

+14.7%
Jan '26 vs. Jan '25
(Jan '25: $248,500)

-0.0%
Jan '26 vs. Dec '25
(Dec '25: $285,000)



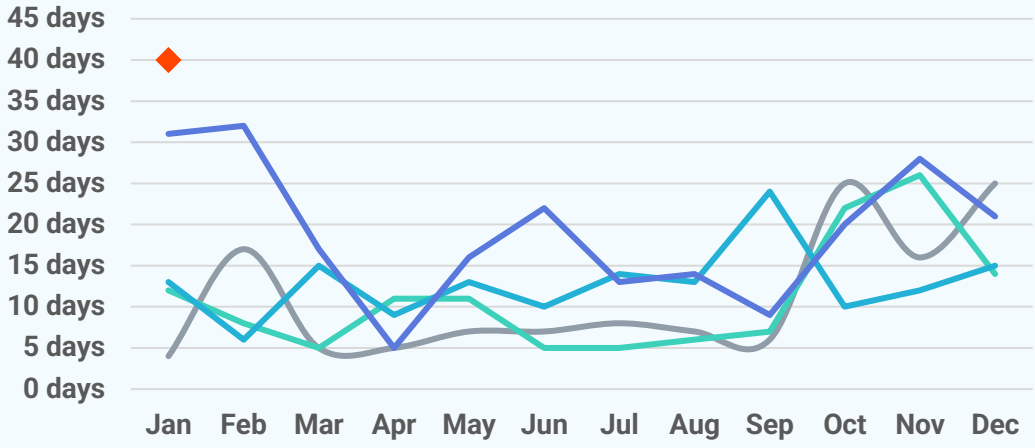
Median Days on Market

2026 2025 2024 2023 2022

40 days
January 2026

+9 days
Jan '26 vs. Jan '25
(Jan '25: 31 days)

+19 days
Jan '26 vs. Dec '25
(Dec '25: 21 days)



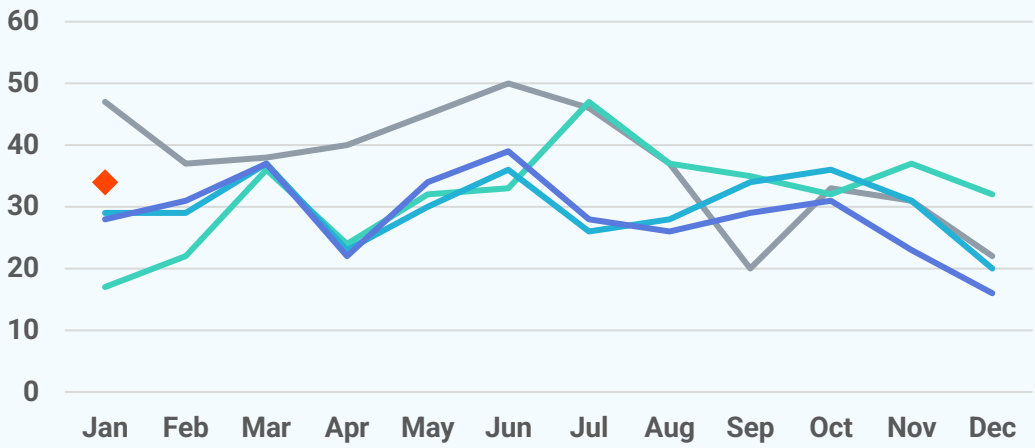
New Pending Sales

2026 2025 2024 2023 2022

34
January 2026

+21.4%
Jan '26 vs. Jan '25
(Jan '25: 28)

+112.5%
Jan '26 vs. Dec '25
(Dec '25: 16)



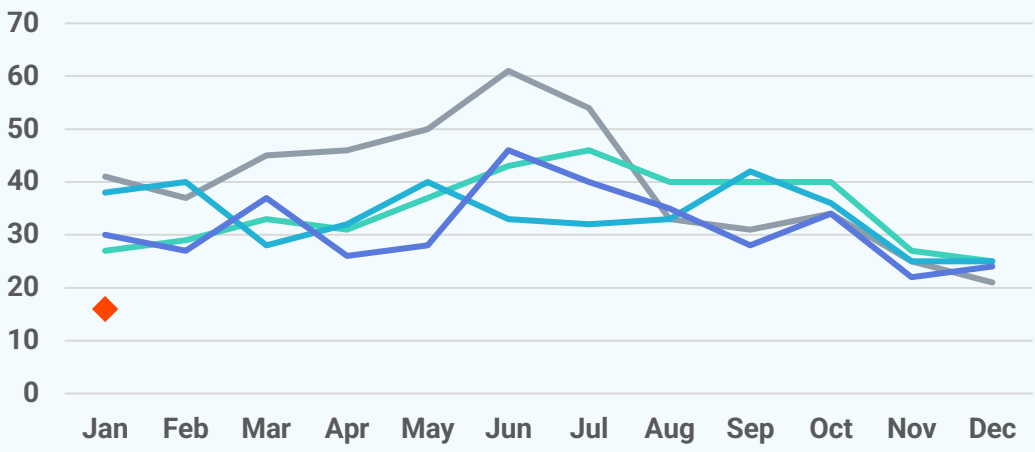
New Listings

2026 2025 2024 2023 2022

16
January 2026

-46.7%
Jan '26 vs. Jan '25
(Jan '25: 30)

-33.3%
Jan '26 vs. Dec '25
(Dec '25: 24)



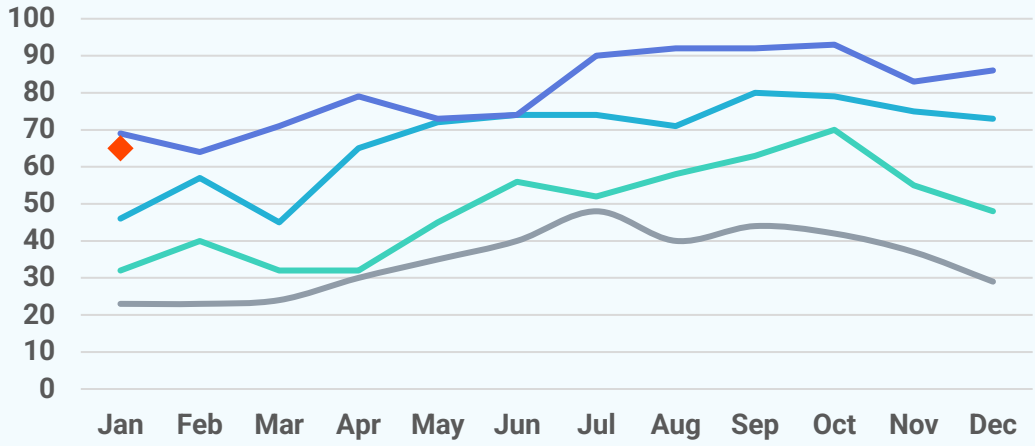
Active Listings

2026 2025 2024 2023 2022

65
January 2026

-5.8%
Jan '26 vs. Jan '25
(Jan '25: 69)

-24.4%
Jan '26 vs. Dec '25
(Dec '25: 86)



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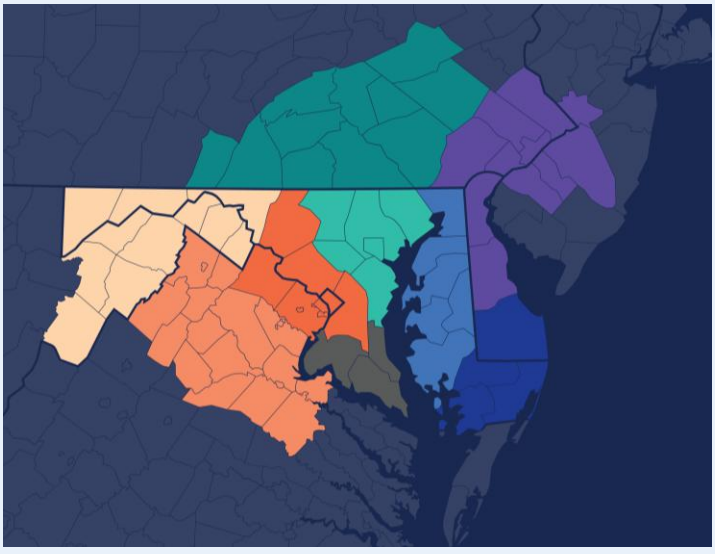


Maryland Eastern Shore

January 2026 Condos Report

Prepared by Bright Research

Data as of February 5, 2026

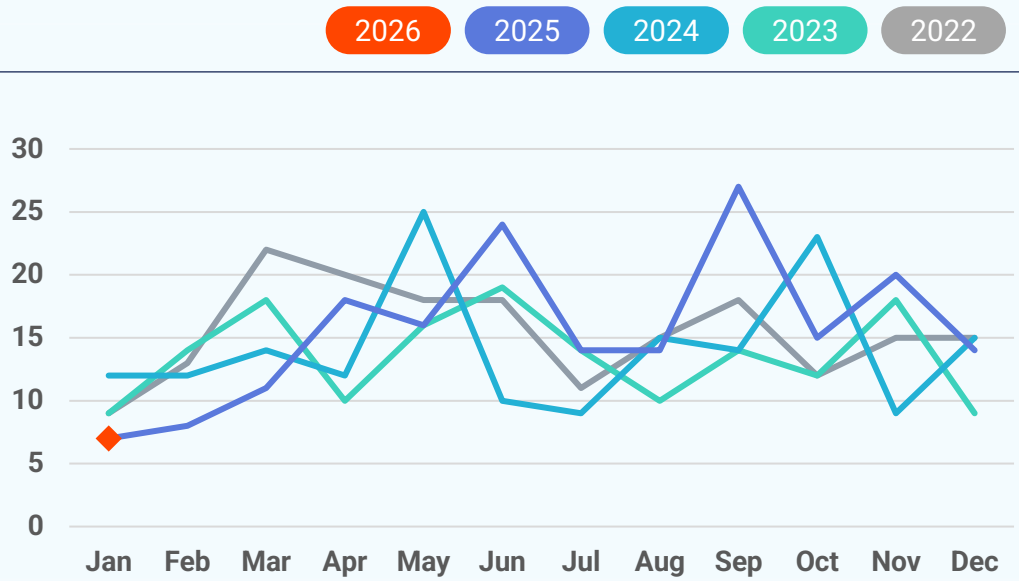
Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	7	7	+0.0%
Median Sold Price	$335,000	$480,000	-30.2%
Median Days on Market	76 days	59 days	+17 days
New Pending Sales	14	9	+55.6%
New Listings	20	15	+33.3%
Active Listings	65	61	+6.6%
Months of Supply	4.06	4.36	-0.30 mos.

Closed Sales

7
January 2026

+0.0%
Jan '26 vs. Jan '25
(Jan '25: 7)

-50.0%
Jan '26 vs. Dec '25
(Dec '25: 14)



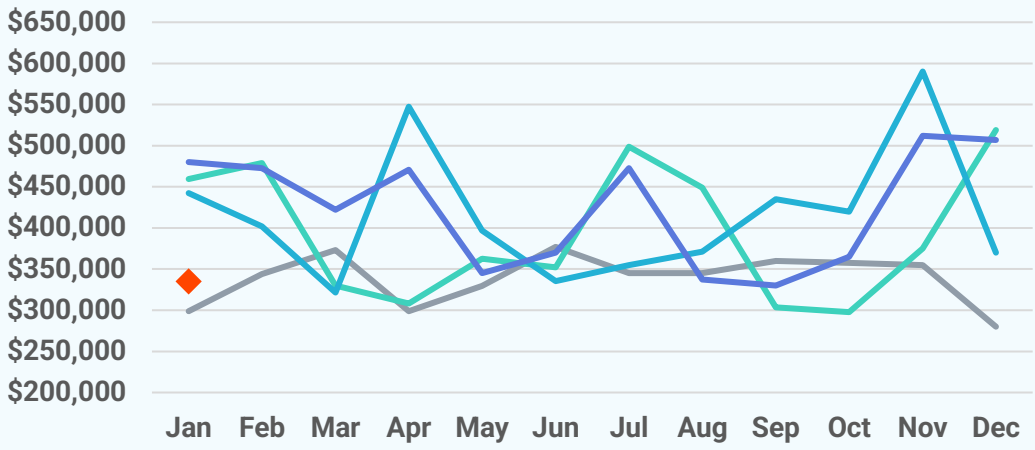
Median Sold Price

2026 2025 2024 2023 2022

$335,000
January 2026

-30.2%
Jan '26 vs. Jan '25
(Jan '25: $480,000)

-33.9%
Jan '26 vs. Dec '25
(Dec '25: $507,000)



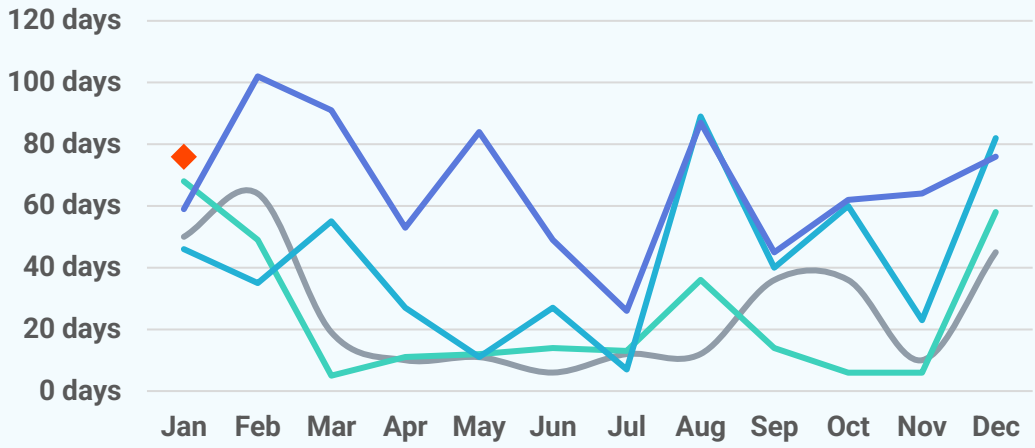
Median Days on Market

2026 2025 2024 2023 2022

76 days
January 2026

+17 days
Jan '26 vs. Jan '25
(Jan '25: 59 days)

+0 days
Jan '26 vs. Dec '25
(Dec '25: 76 days)



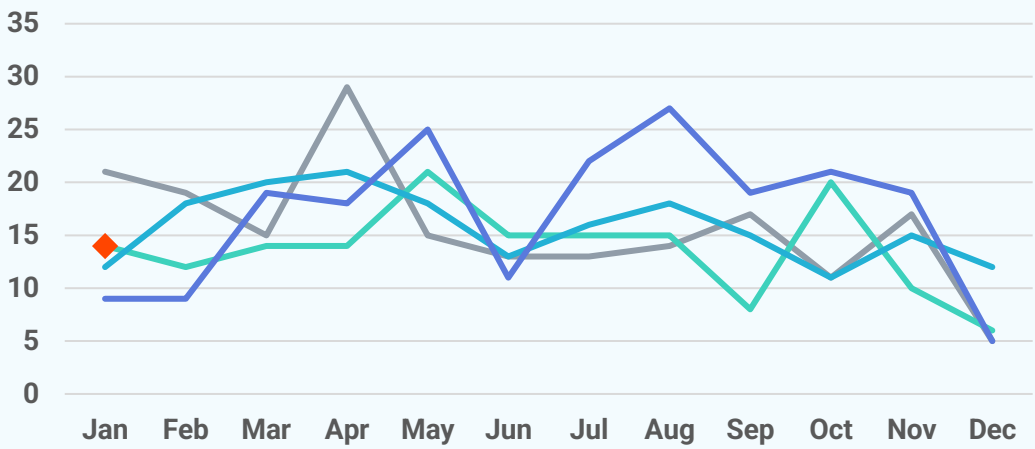
New Pending Sales

2026 2025 2024 2023 2022

14
January 2026

+55.6%
Jan '26 vs. Jan '25
(Jan '25: 9)

+180.0%
Jan '26 vs. Dec '25
(Dec '25: 5)



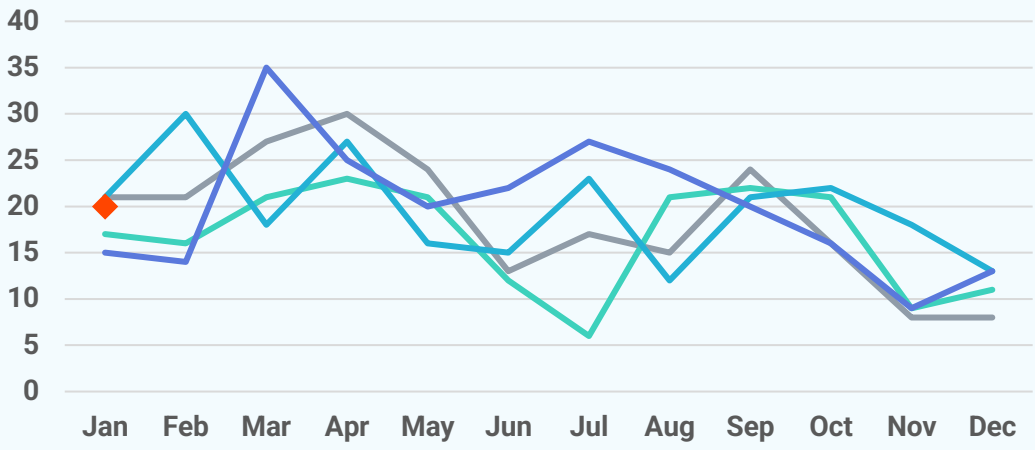
New Listings

2026 2025 2024 2023 2022

20
January 2026

+33.3%
Jan '26 vs. Jan '25
(Jan '25: 15)

+53.8%
Jan '26 vs. Dec '25
(Dec '25: 13)



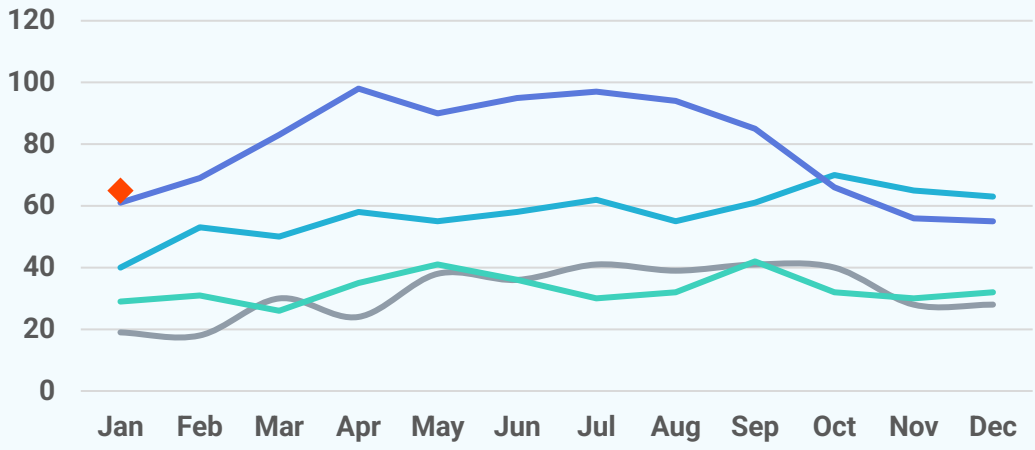
Active Listings

2026 2025 2024 2023 2022

65
January 2026

+6.6%
Jan '26 vs. Jan '25
(Jan '25: 61)

+18.2%
Jan '26 vs. Dec '25
(Dec '25: 55)



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