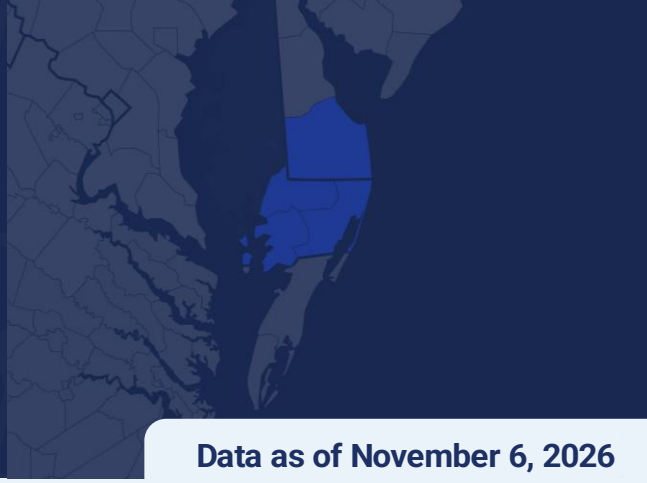
Del/Mar Coastal

October 2026 Housing Market Report

Prepared by Bright Research



Data as of November 6, 2026

Key Market Statistics	Oct 2026	Oct 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	768	809	-5.1%	7,308	7,350	-0.6%
Median Sold Price	$436,250	$418,500	+4.2%	$418,000	$411,500	+1.6%
Median Days on Market	35 days	38 days	-3 days	36 days	33 days	+3 days
New Purchase Contracts	714	890	-19.8%	8,773	8,868	-1.1%
New Listings	1,051	1,036	+1.4%	11,072	11,134	-0.6%
Active Listings	3,929	3,491	+12.5%	3,929	3,491	+12.5%
Months of Supply	5.44	4.74	+0.7 mos.	5.44	4.74	+0.7 mos.
Showings	8,332	10,079	-17.3%	94,127	96,478	-2.4%

Housing Market Trends

Del/Mar Coastal market slowing heading into the end of the year. Across the region, there were 809 closed sales in October, which was a 5.1% decline from a year ago. Higher-income buyers are most active in the market, driving the median sold price to $436,250, a 4.2% year-over-year increase.

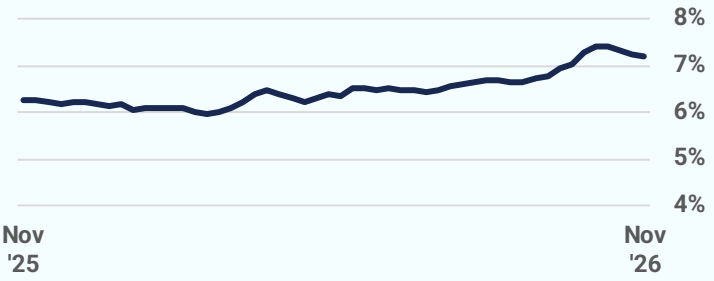
However, there are signs that buyer demand is weakening. There were 890 new purchase contracts in October, which was a 19.8% drop from October 2025. Showing activity was down 17.3% year-over-year. Buyer demand was down sharply in all counties in the Del/Mar Coastal region.

New listings were up slightly, with a total of 1,036 properties coming onto the market in October, a 1.4% increase over a year ago. At the end of the month, there were 3,491 total active listings across the Del/Mar Coastal market, a 12.5% increase from last year.

Market Outlook

Rising mortgage rates and persistent economic uncertainty are casting a shadow over the Del/Mar Coastal market. Expect home sales activity to be sluggish through the end of the year. Buyers who remain in the market will have more leverage and sellers will need to reset price expectations and prepare to negotiate.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

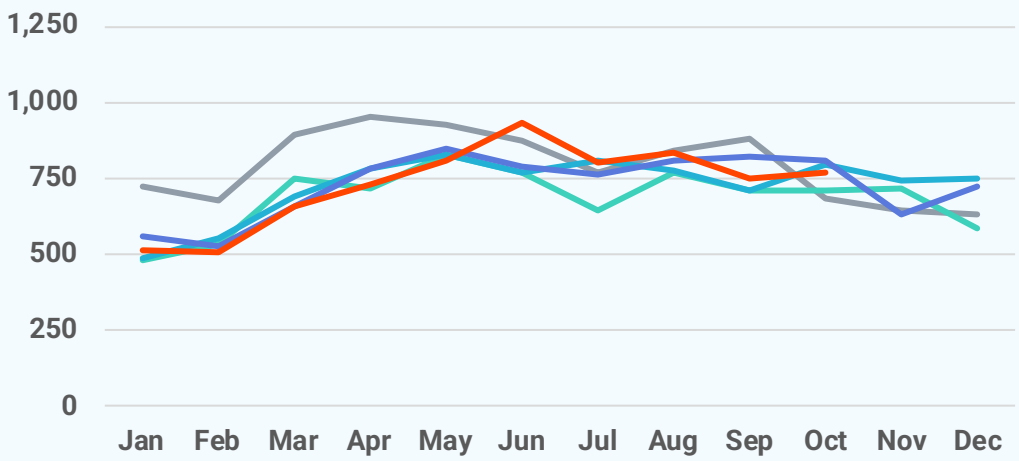
Closed Sales

2026 2025 2024 2023 2022

768
October 2026

-5.1%
Oct '26 vs. Oct '25
(Oct '25: 809)

+2.4%
Oct '26 vs. Sep '26
(Sep '26: 750)



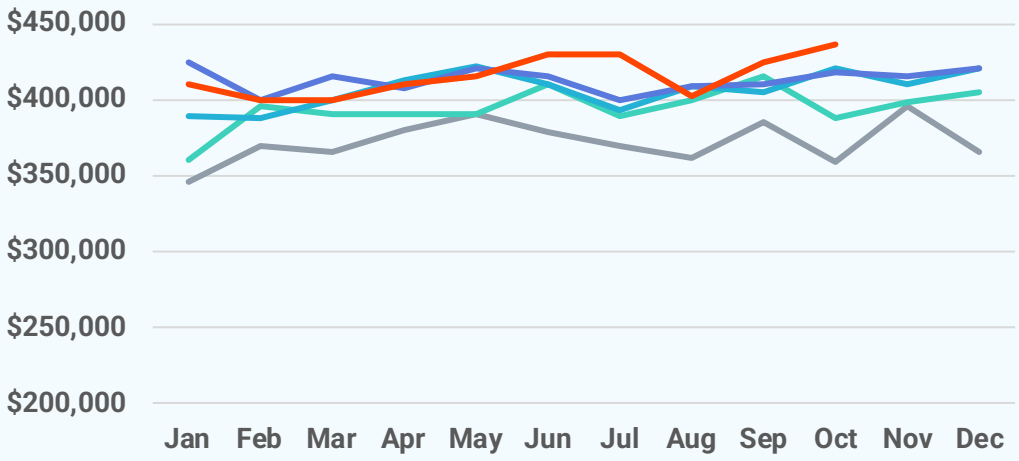
Median Sold Price

2026 2025 2024 2023 2022

$436,250
October 2026

+4.2%
Oct '26 vs. Oct '25
(Oct '25: $418,500)

+2.6%
Oct '26 vs. Sep '26
(Sep '26: $425,000)



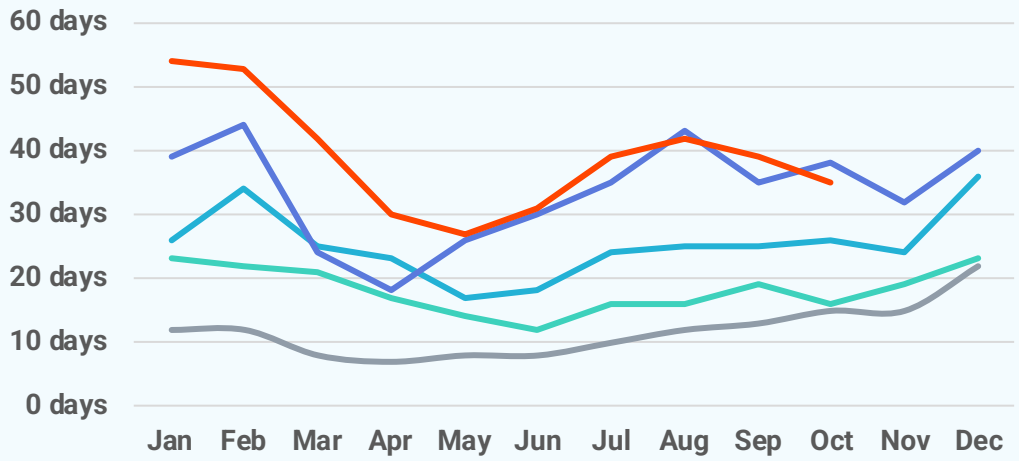
Median Days on Market

2026 2025 2024 2023 2022

35 days
October 2026

-3 days
Oct '26 vs. Oct '25
(Oct '25: 38 days)

-4 days
Oct '26 vs. Sep '26
(Sep '26: 39 days)



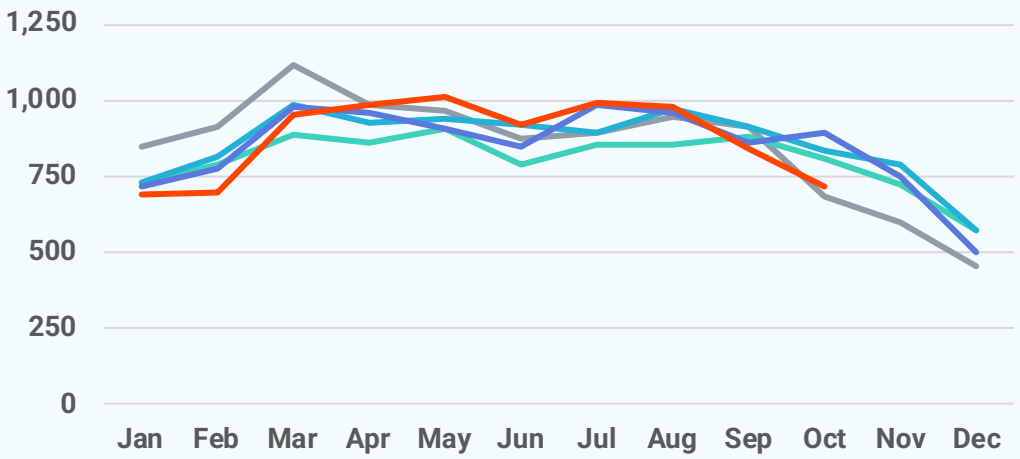
New Purchase Contracts

2026 2025 2024 2023 2022

714
October 2026

-19.8%
Oct '26 vs. Oct '25
(Oct '25: 890)

-15.2%
Oct '26 vs. Sep '26
(Sep '26: 842)



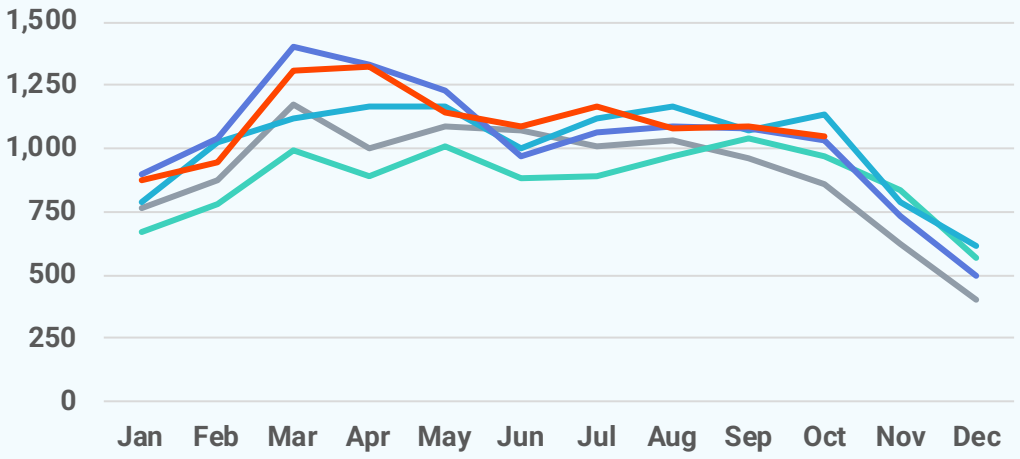
New Listings

2026 2025 2024 2023 2022

1,051
October 2026

+1.4%
Oct '26 vs. Oct '25
(Oct '25: 1,036)

-3.5%
Oct '26 vs. Sep '26
(Sep '26: 1,089)



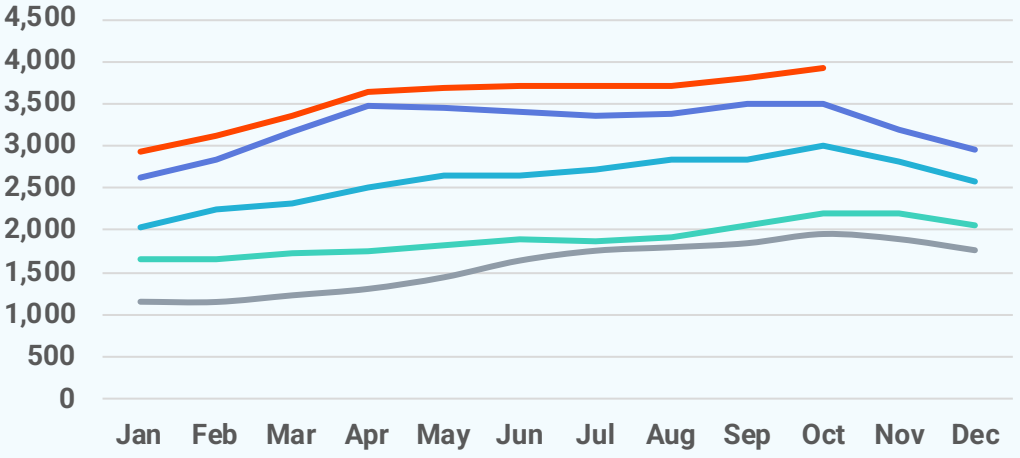
Active Listings

2026 2025 2024 2023 2022

3,929
October 2026

+12.5%
Oct '26 vs. Oct '25
(Oct '25: 3,491)

+3.1%
Oct '26 vs. Sep '26
(Sep '26: 3,812)



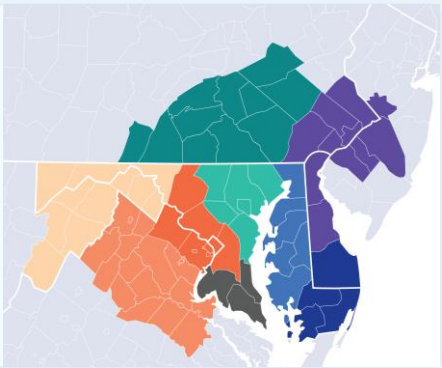
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Del/Mar Coastal	768	-5.1%	$436,250	+4.2%	35 days	-3 days
Somerset County, MD	17	-26.1%	$168,000	-15.8%	33 days	+4 days
Sussex County, DE	519	+1.6%	$490,224	+5.7%	40 days	+1 day
Wicomico County, MD	78	-18.8%	$280,000	+3.7%	33 days	+6 days
Worcester County, MD	154	-14.0%	$435,000	+7.1%	28 days	-11 days

Local Markets	New Purchase Contracts		New Listings		Showings	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Del/Mar Coastal	714	-19.8%	1,051	+1.4%	8,332	-17.3%
Somerset County, MD	21	-19.2%	22	-35.3%	164	-25.8%
Sussex County, DE	469	-12.8%	641	+2.2%	5,322	-12.8%
Wicomico County, MD	72	-41.5%	156	+23.8%	871	-30.7%
Worcester County, MD	152	-25.1%	232	-6.8%	1,975	-21.1%

Local Markets	Active Listings		Months of Supply	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Del/Mar Coastal	3,929	+12.5%	5.44	+0.7 months
Somerset County, MD	127	-5.2%	7.12	+0.86 months
Sussex County, DE	2,461	+11.0%	5.31	+0.59 months
Wicomico County, MD	464	+37.3%	5.47	+1.58 months
Worcester County, MD	877	+9.4%	5.62	+0.56 months

Local Market Map

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

DelMar Coastal

October 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of November 6, 2026

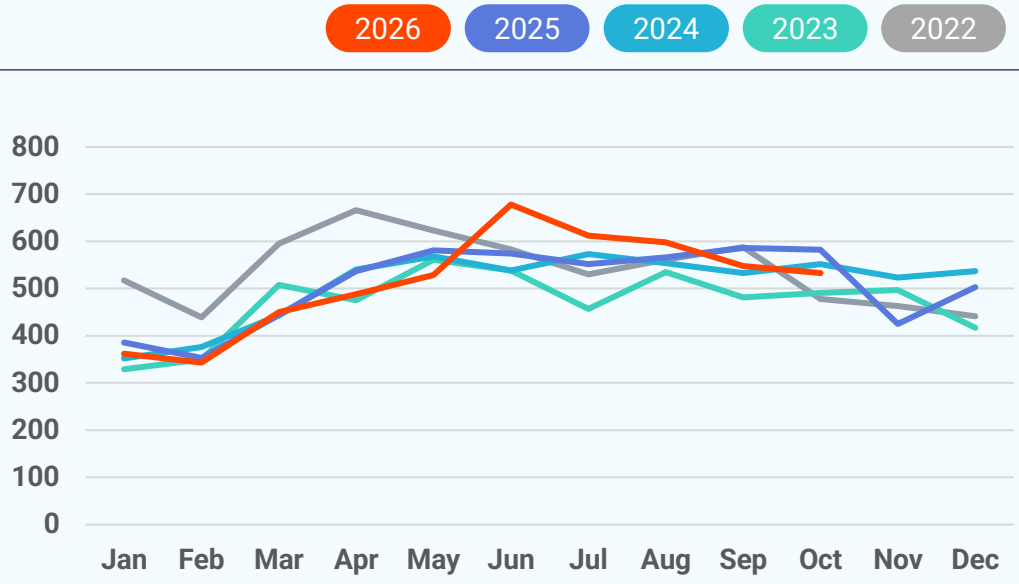
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	533	582	-8.4%
Median Sold Price	$420,000	$426,990	-1.6%
Median Days on Market	35 days	39 days	-4 days
New Purchase Contracts	511	627	-18.5%
New Listings	727	699	+4.0%
Active Listings	2,722	2,365	+15.1%
Months of Supply	5.38	4.56	+0.82 mos.

Closed Sales

533
October 2026

-8.4%
Oct '26 vs. Oct '25
(Oct '25: 582)

-2.7%
Oct '26 vs. Sep '26
(Sep '26: 548)



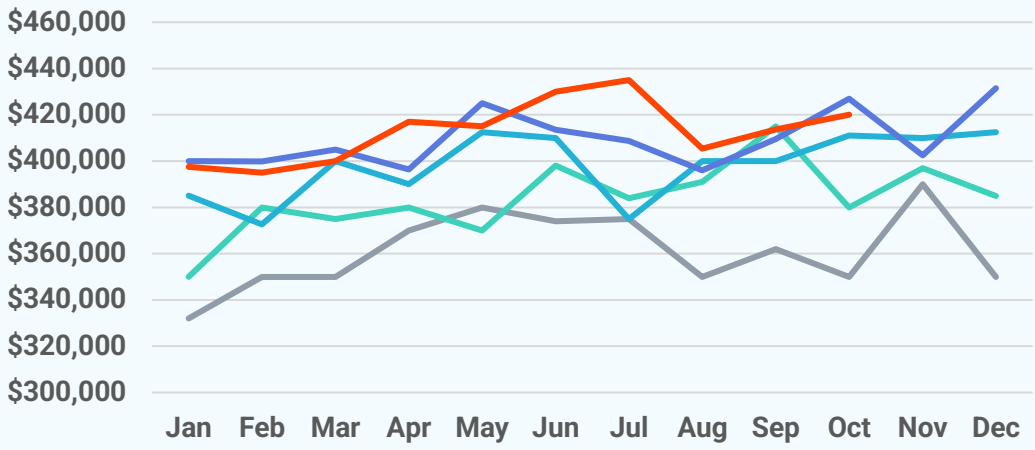
Median Sold Price

2026 2025 2024 2023 2022

$420,000
October 2026

-1.6%
Oct '26 vs. Oct '25
(Oct '25: $426,990)

+1.5%
Oct '26 vs. Sep '26
(Sep '26: $413,750)



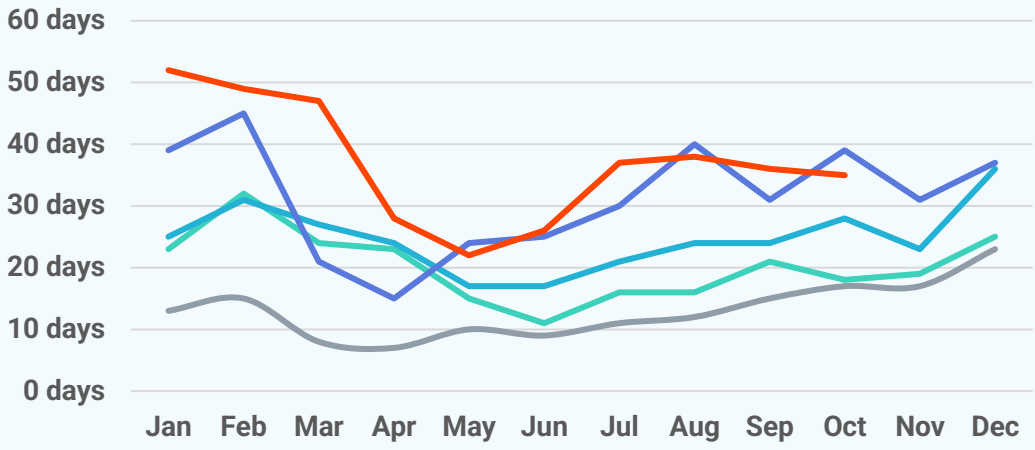
Median Days on Market

2026 2025 2024 2023 2022

35 days
October 2026

-4 days
Oct '26 vs. Oct '25
(Oct '25: 39 days)

-1 day
Oct '26 vs. Sep '26
(Sep '26: 36 days)



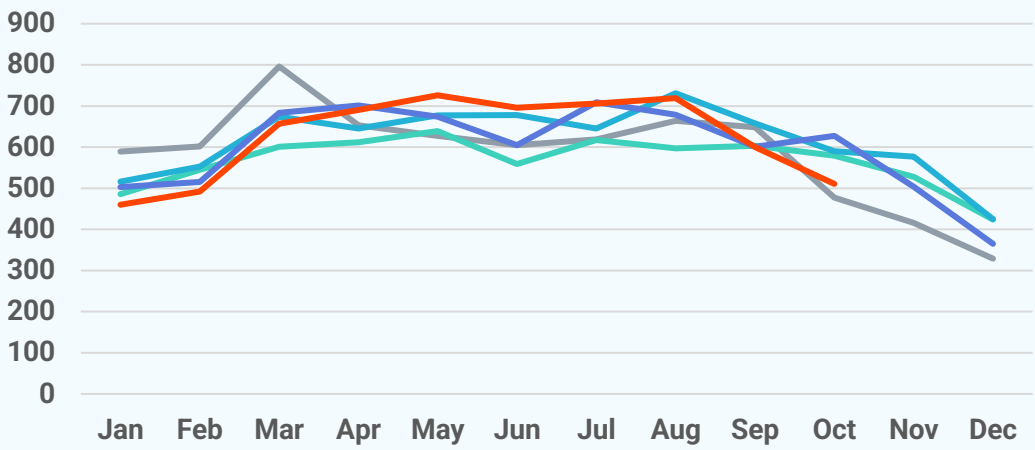
New Purchase Contracts

2026 2025 2024 2023 2022

511
October 2026

-18.5%
Oct '26 vs. Oct '25
(Oct '25: 627)

-14.8%
Oct '26 vs. Sep '26
(Sep '26: 600)



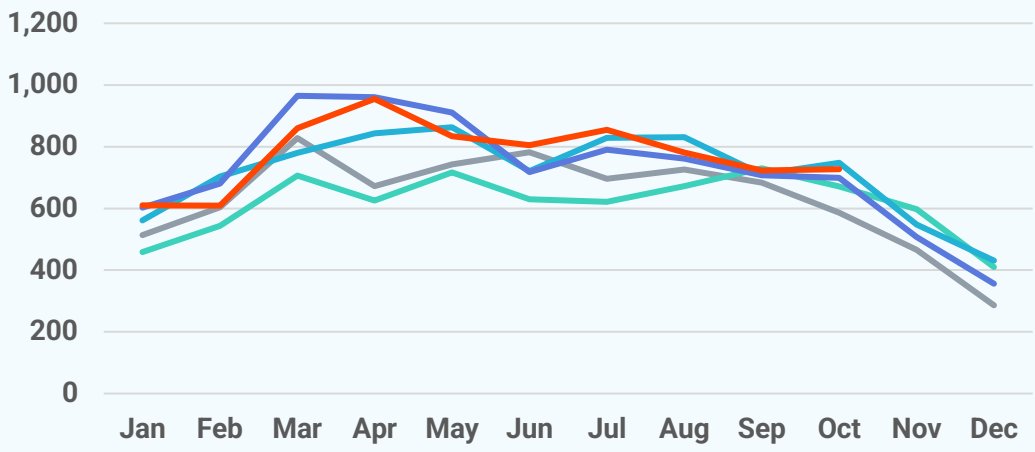
New Listings

2026 2025 2024 2023 2022

727
October 2026

+4.0%
Oct '26 vs. Oct '25
(Oct '25: 699)

+0.6%
Oct '26 vs. Sep '26
(Sep '26: 723)



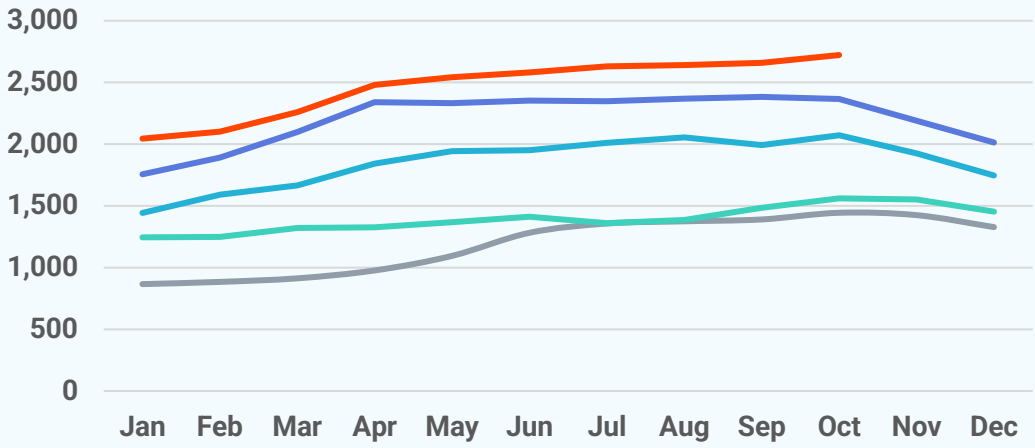
Active Listings

2026 2025 2024 2023 2022

2,722
October 2026

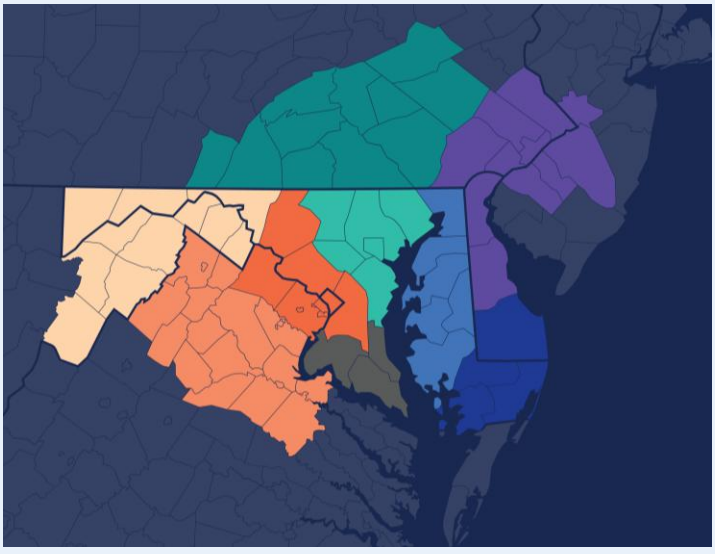
+15.1%
Oct '26 vs. Oct '25
(Oct '25: 2,365)

+2.3%
Oct '26 vs. Sep '26
(Sep '26: 2,660)



About Bright MLS

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DelMar Coastal

October 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of November 6, 2026

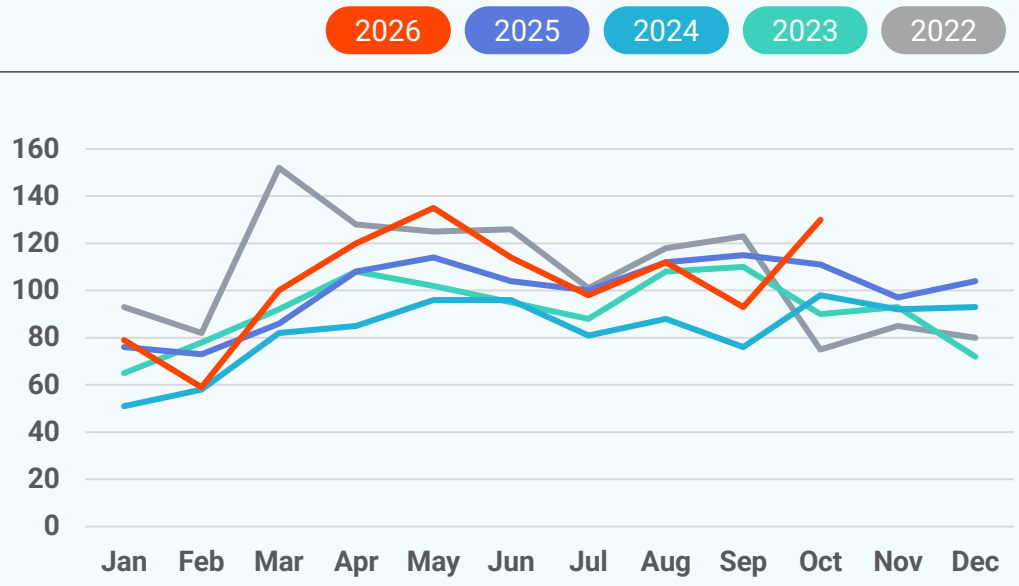
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	130	111	+17.1%
Median Sold Price	$455,000	$383,000	+18.8%
Median Days on Market	36 days	28 days	+8 days
New Purchase Contracts	102	129	-20.9%
New Listings	137	145	-5.5%
Active Listings	479	456	+5.0%
Months of Supply	4.63	4.62	+0.01 mos.

Closed Sales

130
October 2026

+17.1%
Oct '26 vs. Oct '25
(Oct '25: 111)

+39.8%
Oct '26 vs. Sep '26
(Sep '26: 93)



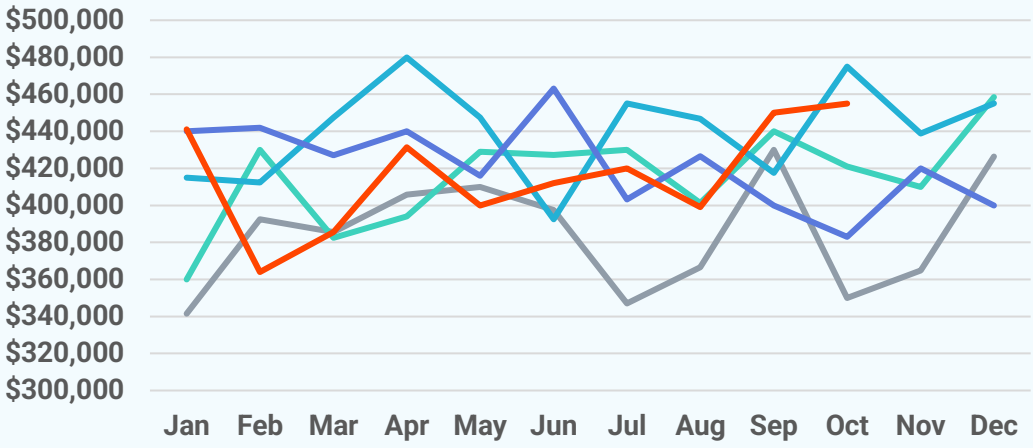
Median Sold Price

2026 2025 2024 2023 2022

$455,000
October 2026

+18.8%
Oct '26 vs. Oct '25
(Oct '25: $383,000)

+1.1%
Oct '26 vs. Sep '26
(Sep '26: $450,000)



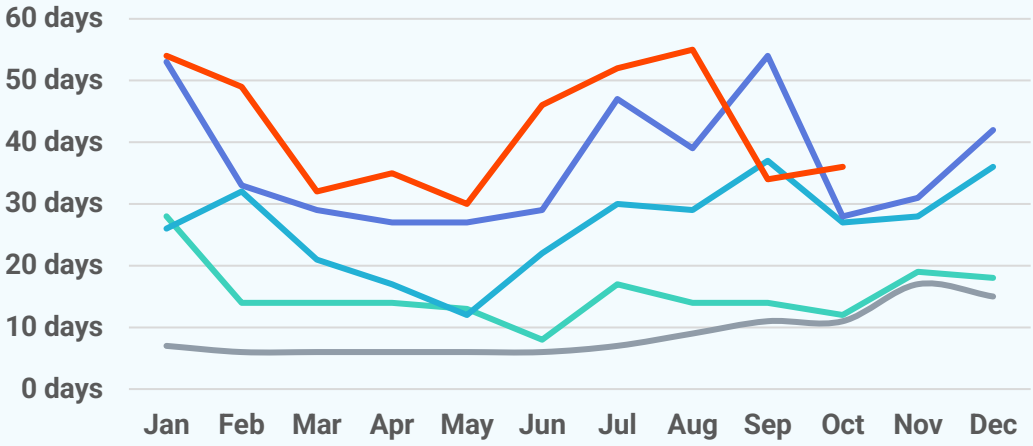
Median Days on Market

2026 2025 2024 2023 2022

36 days
October 2026

+8 days
Oct '26 vs. Oct '25
(Oct '25: 28 days)

+2 days
Oct '26 vs. Sep '26
(Sep '26: 34 days)



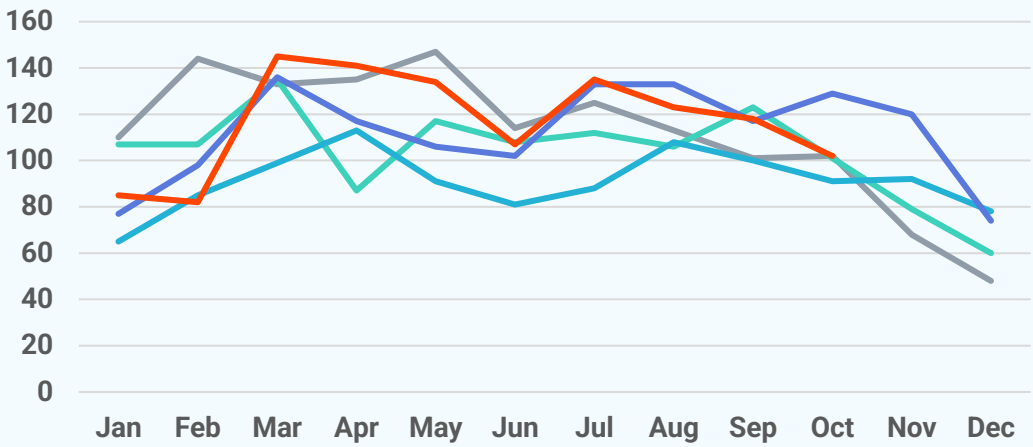
New Purchase Contracts

2026 2025 2024 2023 2022

102
October 2026

-20.9%
Oct '26 vs. Oct '25
(Oct '25: 129)

-13.6%
Oct '26 vs. Sep '26
(Sep '26: 118)



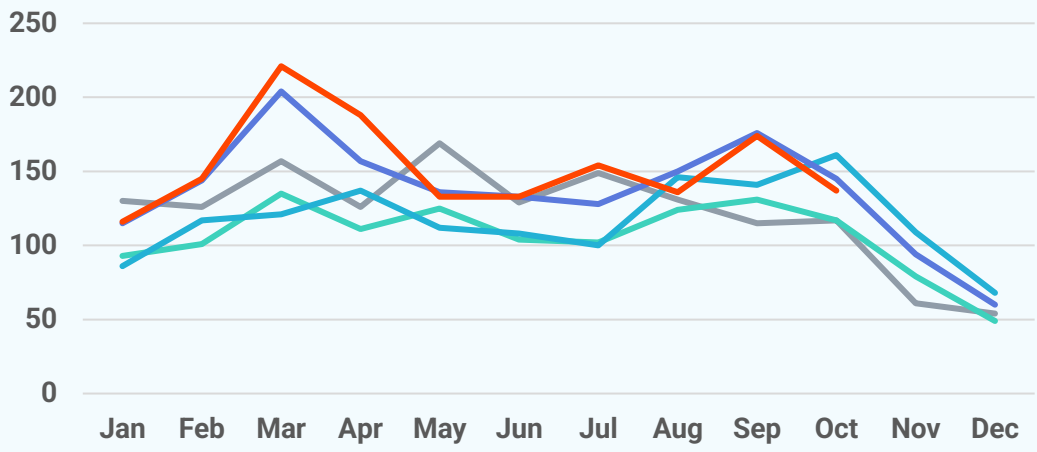
New Listings

2026 2025 2024 2023 2022

137
October 2026

-5.5%
Oct '26 vs. Oct '25
(Oct '25: 145)

-21.3%
Oct '26 vs. Sep '26
(Sep '26: 174)



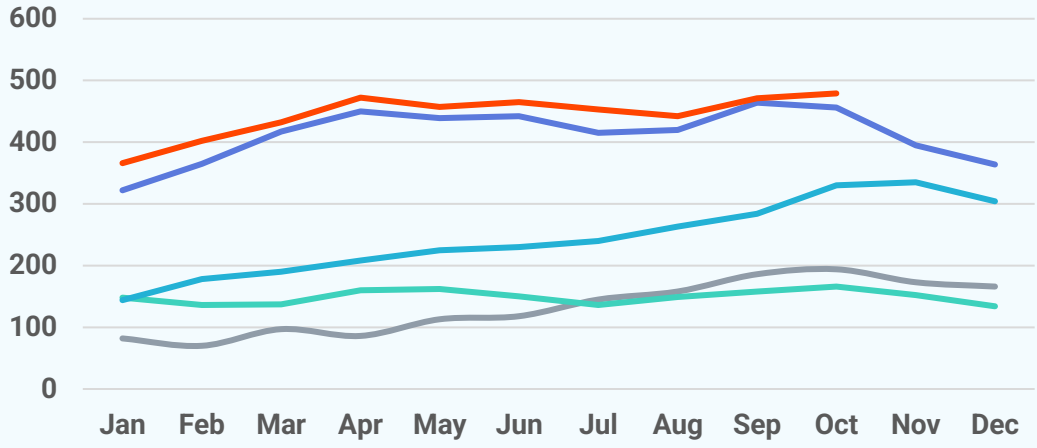
Active Listings

2026 2025 2024 2023 2022

479
October 2026

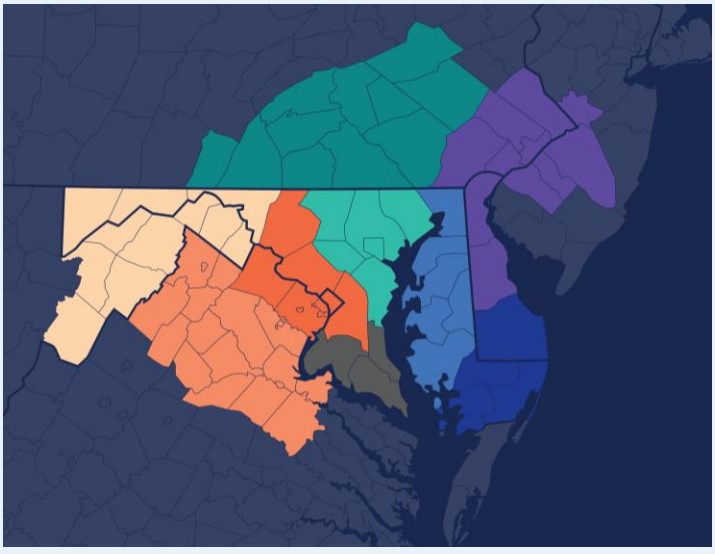
+5.0%
Oct '26 vs. Oct '25
(Oct '25: 456)

+1.7%
Oct '26 vs. Sep '26
(Sep '26: 471)



About Bright MLS

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DelMar Coastal

October 2026 Condos Report

Prepared by Bright Research

Data as of November 6, 2026

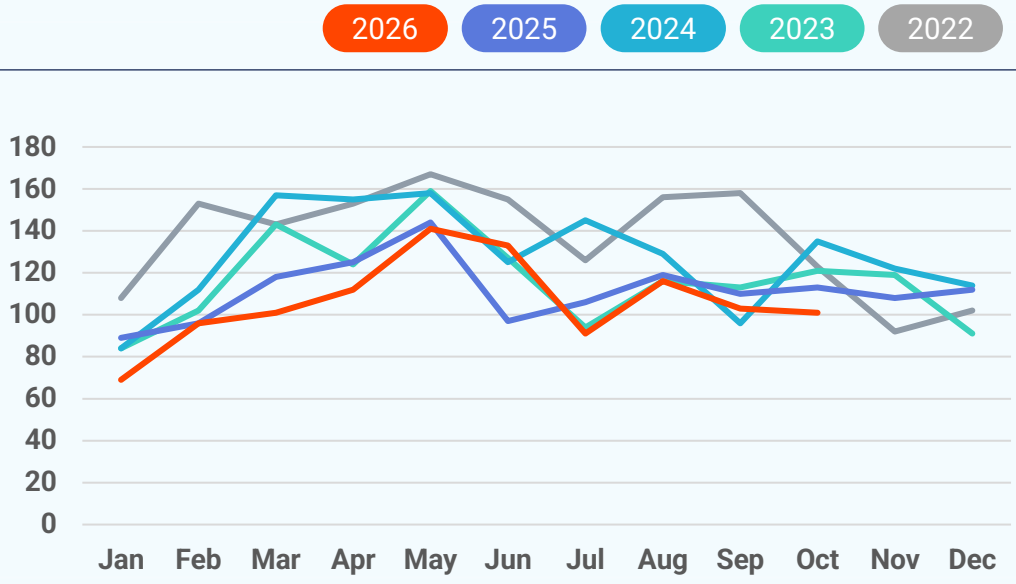
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	101	113	-10.6%
Median Sold Price	$465,000	$400,000	+16.3%
Median Days on Market	37 days	42 days	-5 days
New Purchase Contracts	92	130	-29.2%
New Listings	171	174	-1.7%
Active Listings	672	628	+7.0%
Months of Supply	6.29	5.57	+0.72 mos.

Closed Sales

101
October 2026

-10.6%
Oct '26 vs. Oct '25
(Oct '25: 113)

-1.9%
Oct '26 vs. Sep '26
(Sep '26: 103)



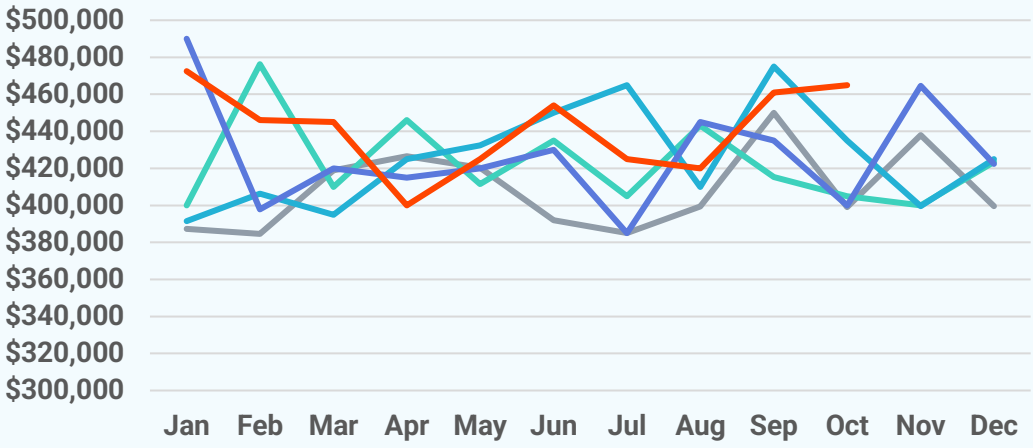
Median Sold Price

2026 2025 2024 2023 2022

$465,000
October 2026

+16.3%
Oct '26 vs. Oct '25
(Oct '25: $400,000)

+0.9%
Oct '26 vs. Sep '26
(Sep '26: $461,000)



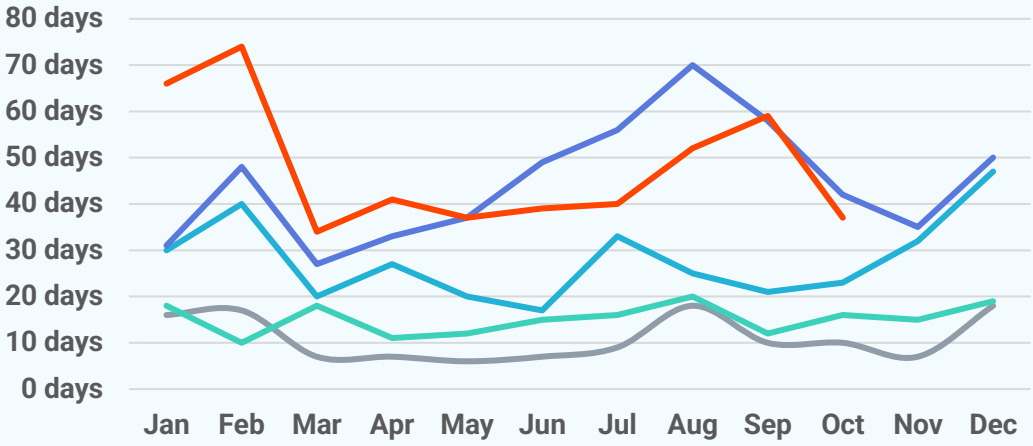
Median Days on Market

2026 2025 2024 2023 2022

37 days
October 2026

-5 days
Oct '26 vs. Oct '25
(Oct '25: 42 days)

-22 days
Oct '26 vs. Sep '26
(Sep '26: 59 days)



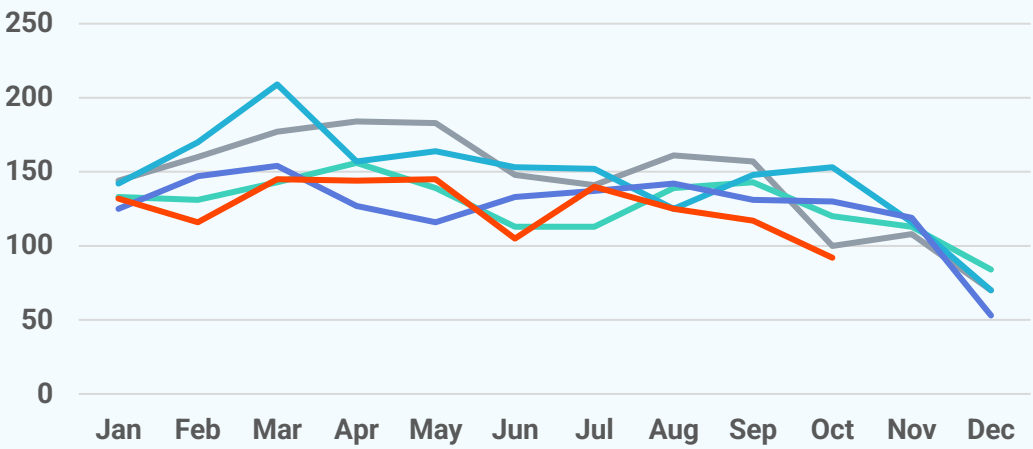
New Purchase Contracts

2026 2025 2024 2023 2022

92
October 2026

-29.2%
Oct '26 vs. Oct '25
(Oct '25: 130)

-21.4%
Oct '26 vs. Sep '26
(Sep '26: 117)



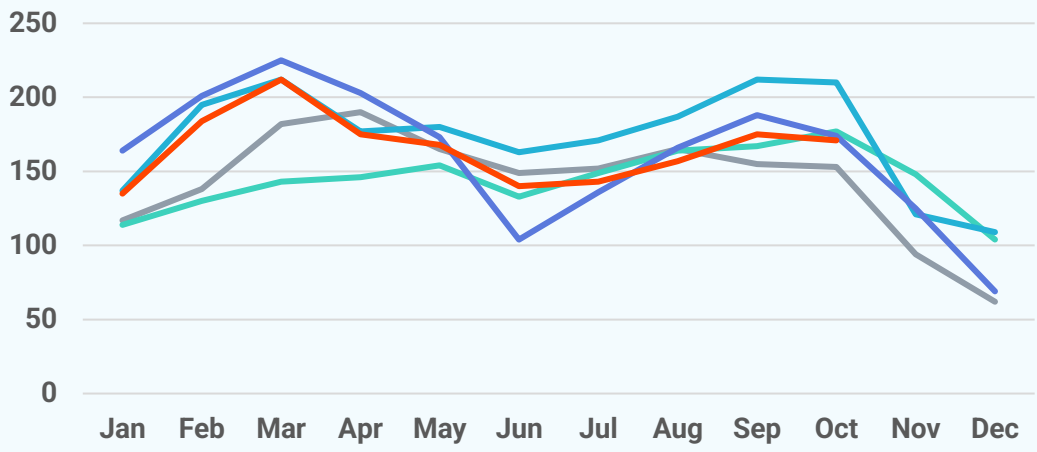
New Listings

2026 2025 2024 2023 2022

171
October 2026

-1.7%
Oct '26 vs. Oct '25
(Oct '25: 174)

-2.3%
Oct '26 vs. Sep '26
(Sep '26: 175)



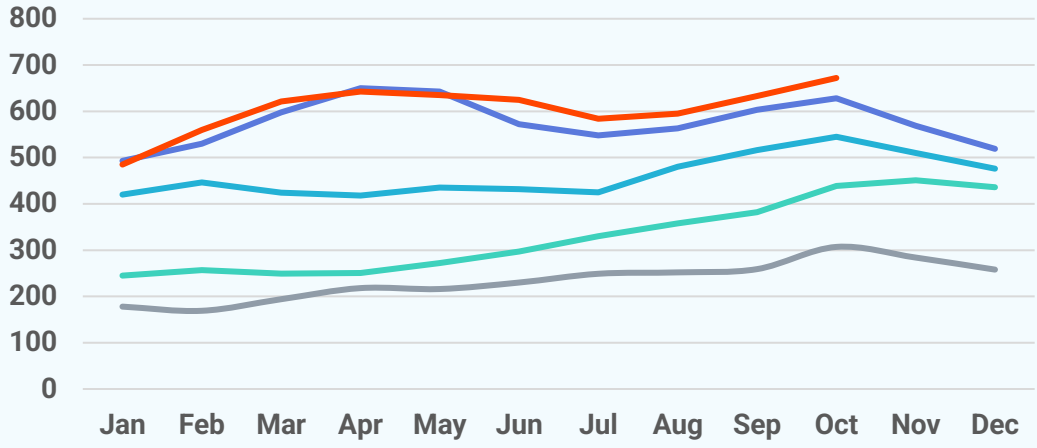
Active Listings

2026 2025 2024 2023 2022

672
October 2026

+7.0%
Oct '26 vs. Oct '25
(Oct '25: 628)

+6.2%
Oct '26 vs. Sep '26
(Sep '26: 633)



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