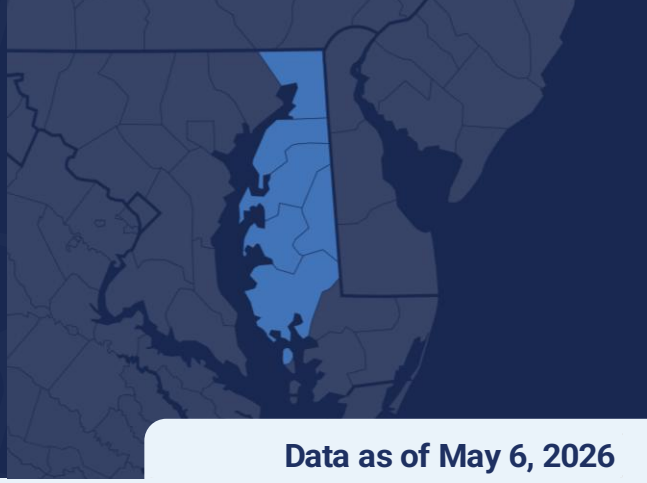
Maryland Eastern Shore

April 2026 Housing Market Report

Prepared by Bright Research



Data as of May 6, 2026

Key Market Statistics	Apr 2026	Apr 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	270	261	+3.4%	990	962	+2.9%
Median Sold Price	$370,810	$395,000	-6.1%	$375,000	$380,000	-1.3%
Median Days on Market	21 days	16 days	+5 days	37 days	24 days	+13 days
New Pending Sales	368	325	+13.2%	1,178	1,145	+2.9%
New Listings	467	388	+20.4%	1,619	1,549	+4.5%
Active Listings	1,206	1,020	+18.2%	1,206	1,020	+18.2%
Months of Supply	3.95	3.37	+0.58 mos.	3.95	3.37	+0.58 mos.
Showings	4,949	4,031	+22.8%	15,127	15,311	-1.2%

Housing Market Trends

Promising signs in the Maryland Eastern Shore housing market. After several months of sluggish home sales activity, both buyers and sellers were more engaged in the market in April. Overall, new pending sales were up 13.2% year-over-year. Cecil, Kent, and Queen Anne's counties drove the gains in contract activity last month.

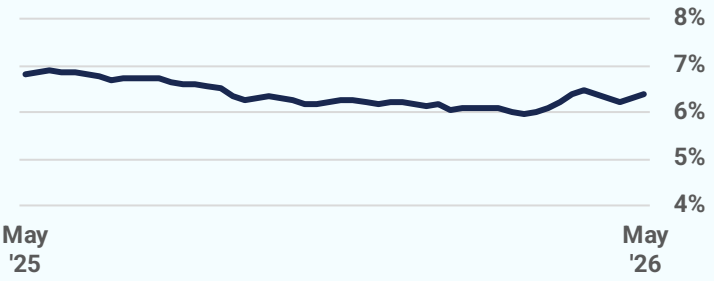
Buyers are taking advantage of greater inventory. A total of 467 new listings came onto the market across the Eastern Shore region, a 20.4% increase from a year ago and a four-year new listings high. Active inventory at the end of April was up by 18.2% compared to April 2025.

Home prices have been falling in the Maryland Eastern Shore market for three out of the past four months. In April, the median sold price was $370,810, which was a 6.1% drop from a year ago. Home prices fell in all local markets, with the exception of Dorchester County.

Market Outlook

The Eastern Shore housing market has been cooling for the past year and is now in a period of re-setting. Showings were up by 22.8% in April, suggesting buyers may be returning to the market. However, volatile rates, higher inflation and economic uncertainty remain headwinds to market activity. Sellers will have to price appropriately to attract buyers this spring.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

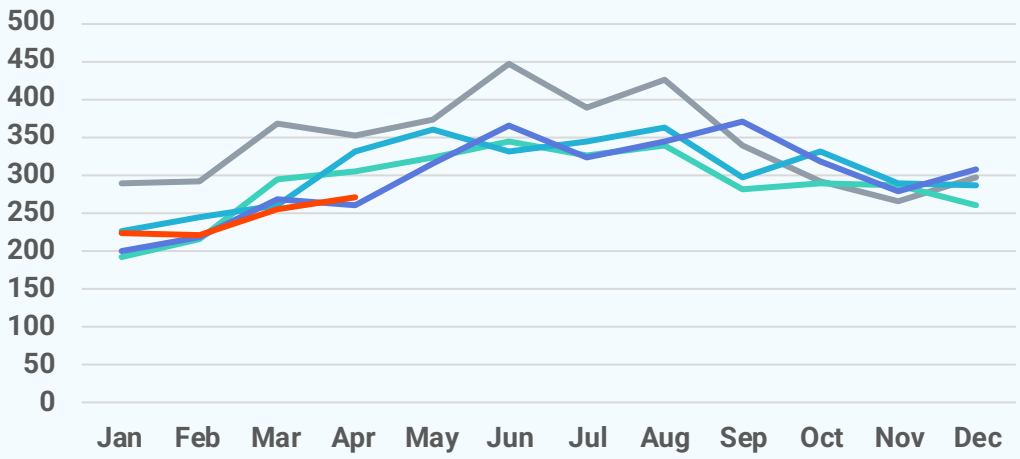
Closed Sales

2026 2025 2024 2023 2022

270
April 2026

+3.4%
Apr '26 vs. Apr '25
(Apr '25: 261)

+6.3%
Apr '26 vs. Mar '26
(Mar '26: 254)



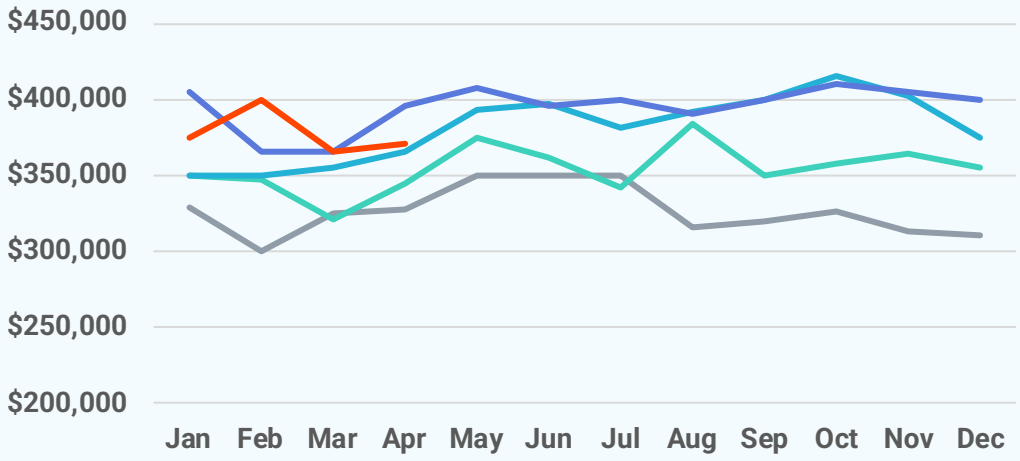
Median Sold Price

2026 2025 2024 2023 2022

$370,810
April 2026

-6.1%
Apr '26 vs. Apr '25
(Apr '25: $395,000)

+1.6%
Apr '26 vs. Mar '26
(Mar '26: $365,000)



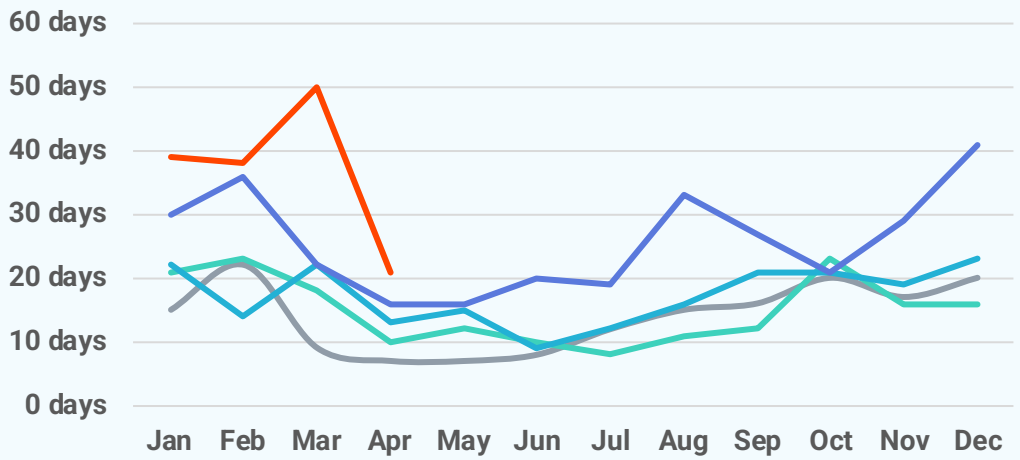
Median Days on Market

2026 2025 2024 2023 2022

21 days
April 2026

+5 days
Apr '26 vs. Apr '25
(Apr '25: 16 days)

-29 days
Apr '26 vs. Mar '26
(Mar '26: 50 days)



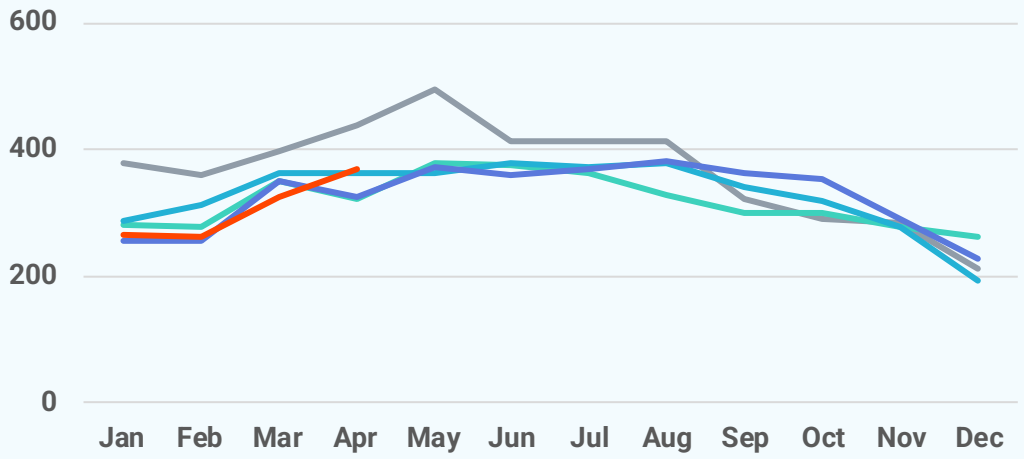
New Pending Sales

2026 2025 2024 2023 2022

368
April 2026

+13.2%
Apr '26 vs. Apr '25
(Apr '25: 325)

+13.2%
Apr '26 vs. Mar '26
(Mar '26: 325)



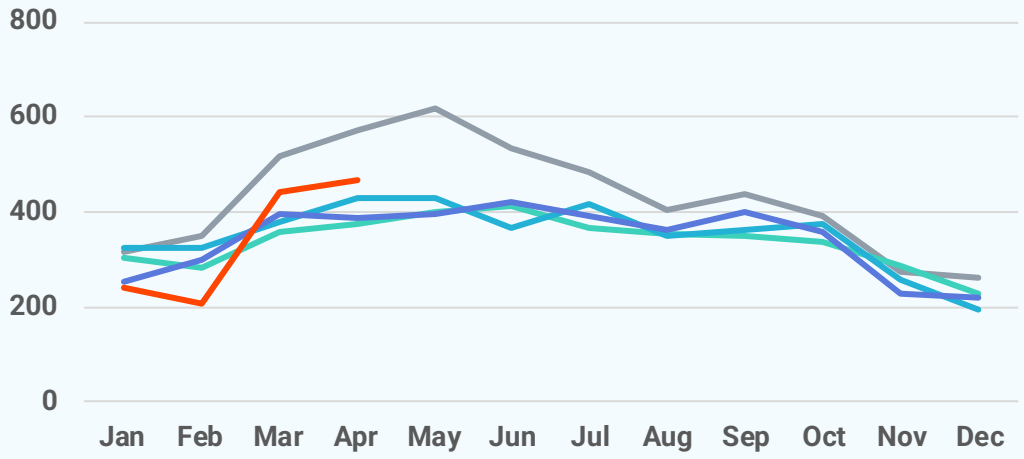
New Listings

2026 2025 2024 2023 2022

467
April 2026

+20.4%
Apr '26 vs. Apr '25
(Apr '25: 388)

+6.1%
Apr '26 vs. Mar '26
(Mar '26: 440)



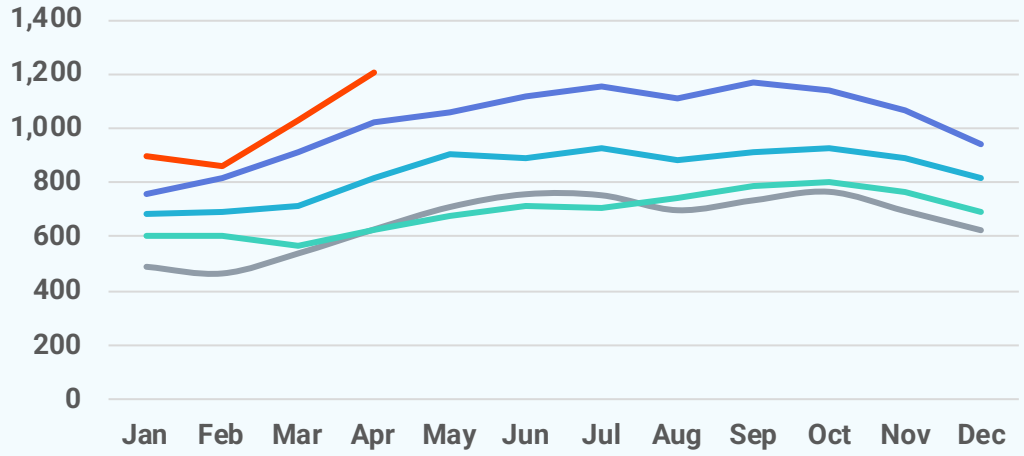
Active Listings

2026 2025 2024 2023 2022

1,206
April 2026

+18.2%
Apr '26 vs. Apr '25
(Apr '25: 1,020)

+16.7%
Apr '26 vs. Mar '26
(Mar '26: 1,033)



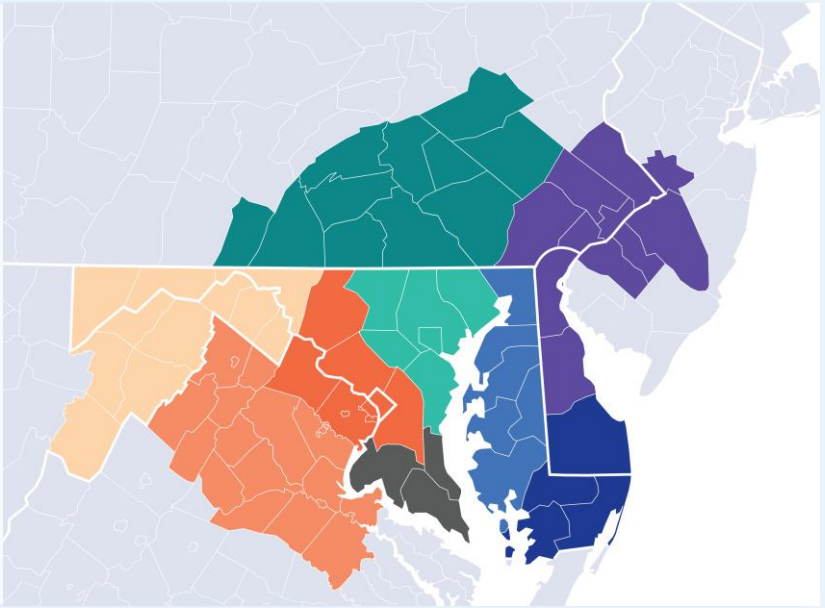
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
MD Eastern Shore	270	+3.4%	$370,810	-6.1%	21 days	+5 days
Caroline County, MD	19	-32.1%	$225,000	-24.7%	22 days	-18 days
Cecil County, MD	82	+13.9%	$338,000	-6.9%	20 days	+14 days
Dorchester County, MD	42	+55.6%	$279,950	+24.4%	24 days	-4 days
Kent County, MD	18	-14.3%	$412,500	+19.6%	19 days	+6 days
Queen Anne's County, MD	61	-4.7%	$490,000	-19.9%	14 days	-14 days
Talbot County, MD	48	-2.0%	$454,500	-4.3%	43 days	+28 days

Local Markets	New Pending Sales		New Listings		Showings	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
MD Eastern Shore	368	+13.2%	467	+20.4%	4,949	+22.8%
Caroline County, MD	30	-21.1%	45	+36.4%	473	+4.6%
Cecil County, MD	110	+20.9%	144	+26.3%	1,659	+28.8%
Dorchester County, MD	46	-2.1%	69	+60.5%	631	+27.5%
Kent County, MD	34	+47.8%	33	+13.8%	348	+66.5%
Queen Anne's County, MD	82	+18.8%	102	+1.0%	1,109	+25.5%
Talbot County, MD	66	+15.8%	74	+8.8%	729	+3.7%

Local Markets	Active Listings		Months of Supply	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
MD Eastern Shore	1,206	+18.2%	3.95	+0.58 months
Caroline County, MD	120	+41.2%	4.14	+1.1 months
Cecil County, MD	226	-2.6%	2.46	-0.15 months
Dorchester County, MD	246	+33.7%	6.31	+1.82 months
Kent County, MD	96	+21.5%	4.17	+0.74 months
Queen Anne's County, MD	260	+7.9%	3.71	+0.36 months
Talbot County, MD	258	+29.6%	5.27	+1.04 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:

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- christy.reap@brightmls.com

Maryland Eastern Shore

April 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of May 6, 2026

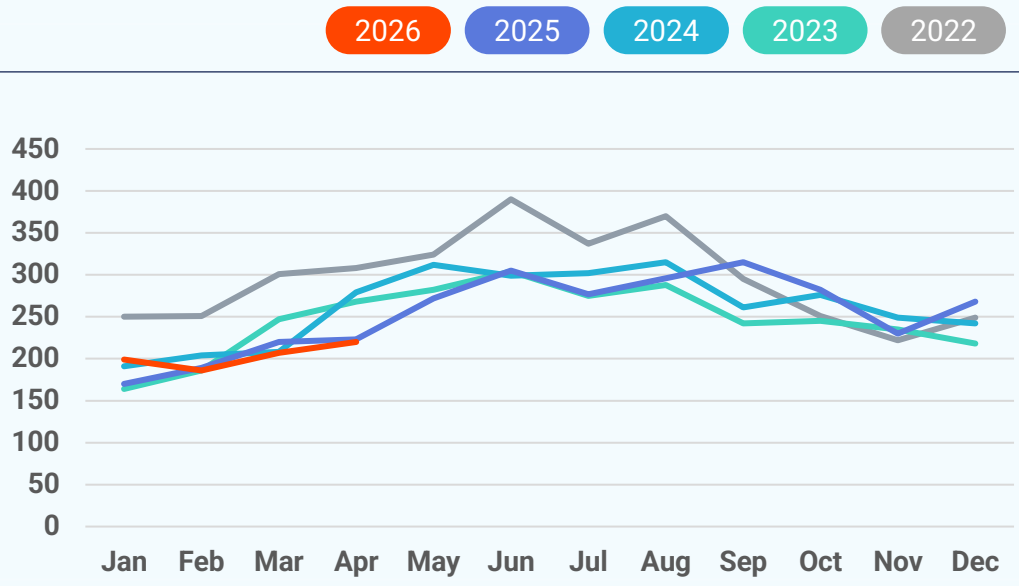
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	220	223	-1.3%
Median Sold Price	$384,500	$405,000	-5.1%
Median Days on Market	22 days	16 days	+6 days
New Pending Sales	310	284	+9.2%
New Listings	390	337	+15.7%
Active Listings	1,021	843	+21.1%
Months of Supply	3.94	3.24	+0.70 mos.

Closed Sales

220
April 2026

-1.3%
Apr '26 vs. Apr '25
(Apr '25: 223)

+6.3%
Apr '26 vs. Mar '26
(Mar '26: 207)



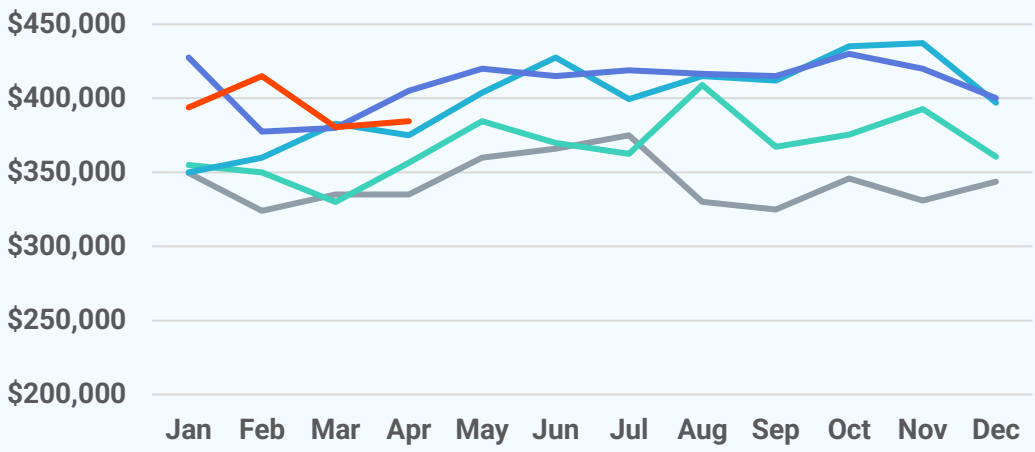
Median Sold Price

2026 2025 2024 2023 2022

$384,500
April 2026

-5.1%
Apr '26 vs. Apr '25
(Apr '25: $405,000)

+1.1%
Apr '26 vs. Mar '26
(Mar '26: $380,500)



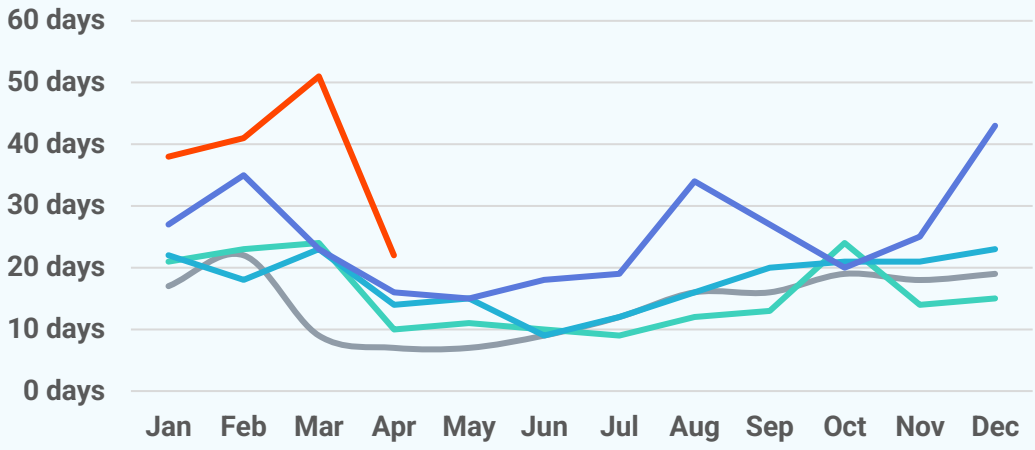
Median Days on Market

2026 2025 2024 2023 2022

22 days
April 2026

+6 days
Apr '26 vs. Apr '25
(Apr '25: 16 days)

-29 days
Apr '26 vs. Mar '26
(Mar '26: 51 days)



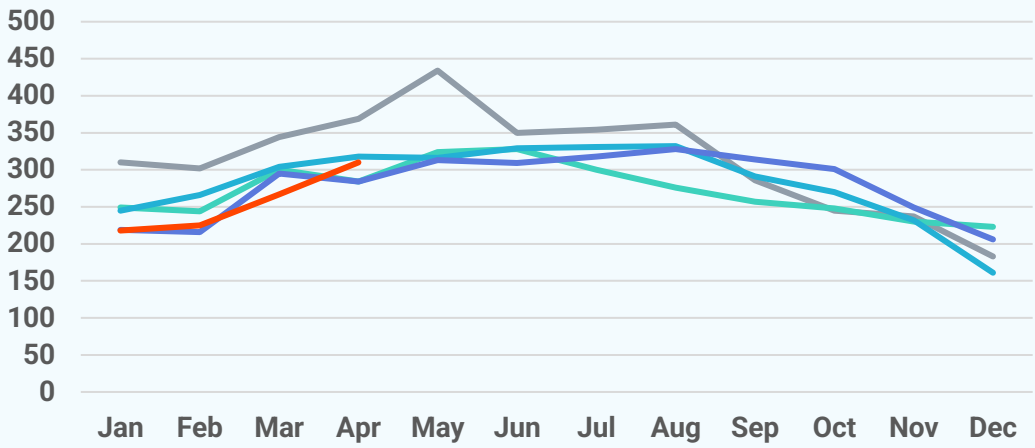
New Pending Sales

2026 2025 2024 2023 2022

310
April 2026

+9.2%
Apr '26 vs. Apr '25
(Apr '25: 284)

+16.1%
Apr '26 vs. Mar '26
(Mar '26: 267)



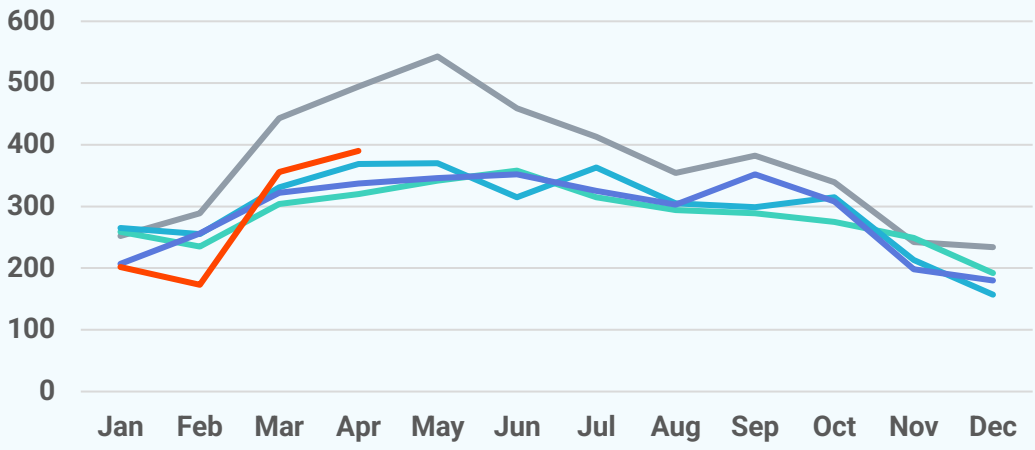
New Listings

2026 2025 2024 2023 2022

390
April 2026

+15.7%
Apr '26 vs. Apr '25
(Apr '25: 337)

+9.6%
Apr '26 vs. Mar '26
(Mar '26: 356)



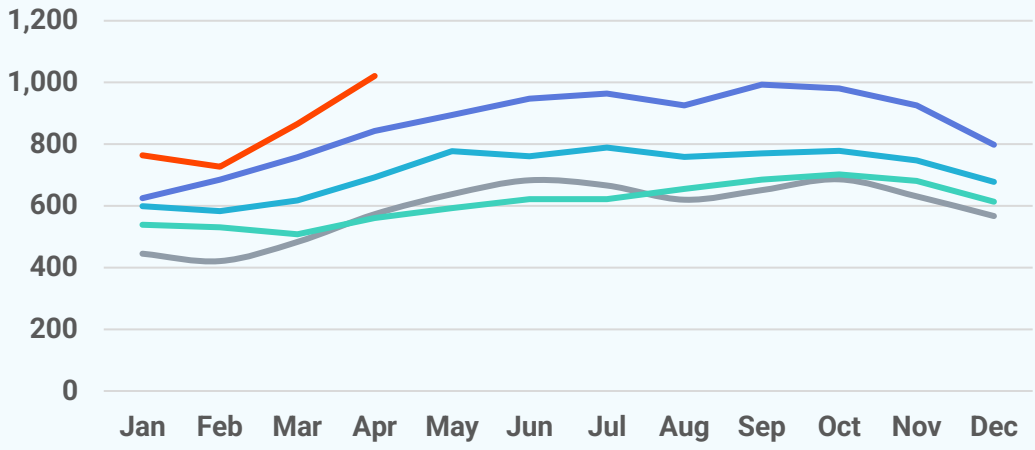
Active Listings

2026 2025 2024 2023 2022

1,021
April 2026

+21.1%
Apr '26 vs. Apr '25
(Apr '25: 843)

+18.0%
Apr '26 vs. Mar '26
(Mar '26: 865)



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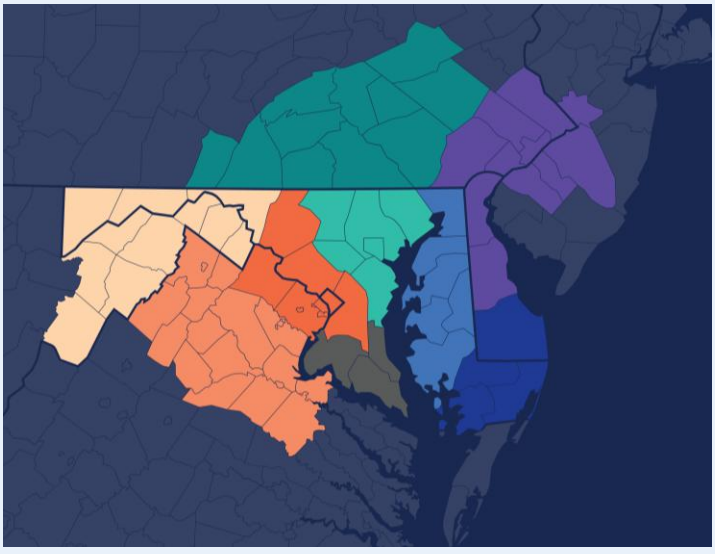


Maryland Eastern Shore

April 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of May 6, 2026

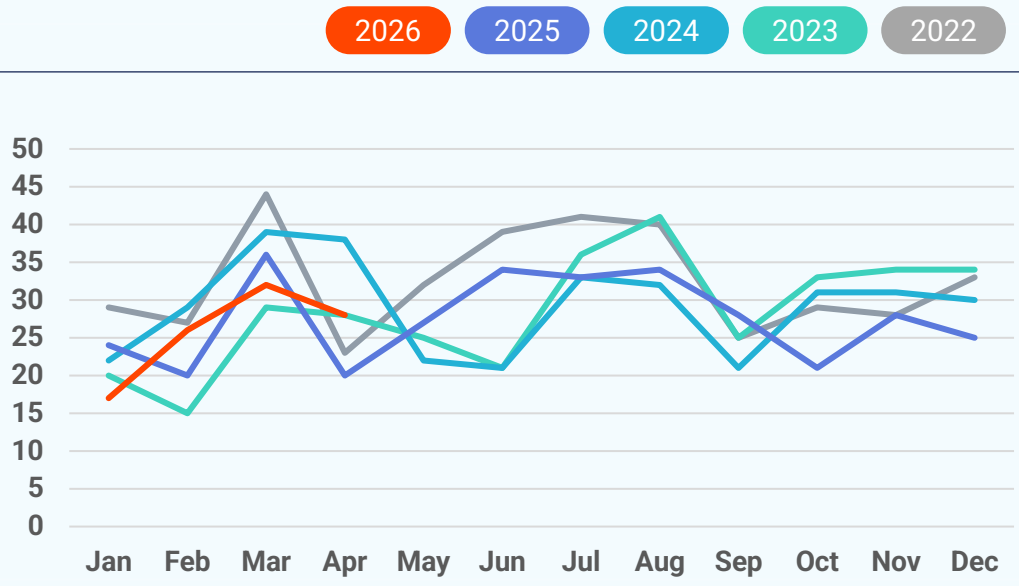
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	28	20	+40.0%
Median Sold Price	$280,000	$264,500	+5.9%
Median Days on Market	7 days	5 days	+2 days
New Pending Sales	37	22	+68.2%
New Listings	56	26	+115.4%
Active Listings	106	79	+34.2%
Months of Supply	3.79	2.82	+0.97 mos.

Closed Sales

28
April 2026

+40.0%
Apr '26 vs. Apr '25
(Apr '25: 20)

-12.5%
Apr '26 vs. Mar '26
(Mar '26: 32)



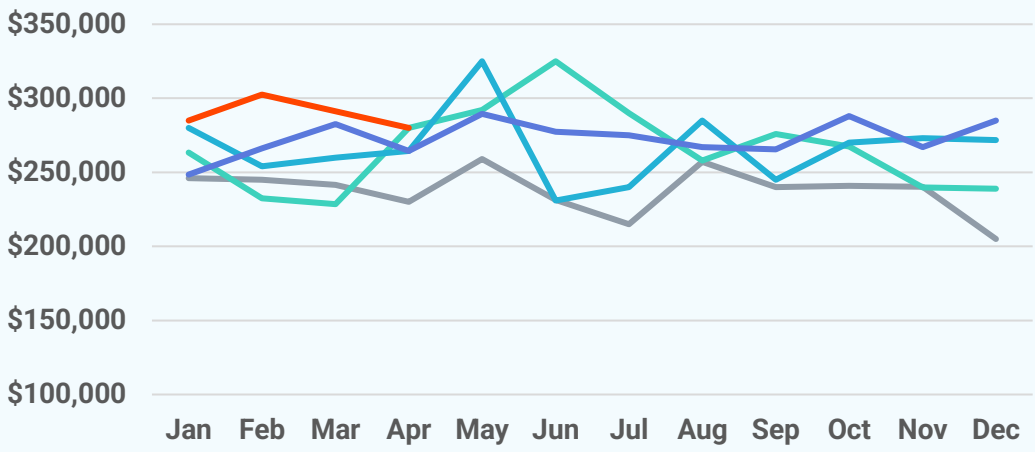
Median Sold Price

2026 2025 2024 2023 2022

$280,000
April 2026

+5.9%
Apr '26 vs. Apr '25
(Apr '25: $264,500)

-3.9%
Apr '26 vs. Mar '26
(Mar '26: $291,250)



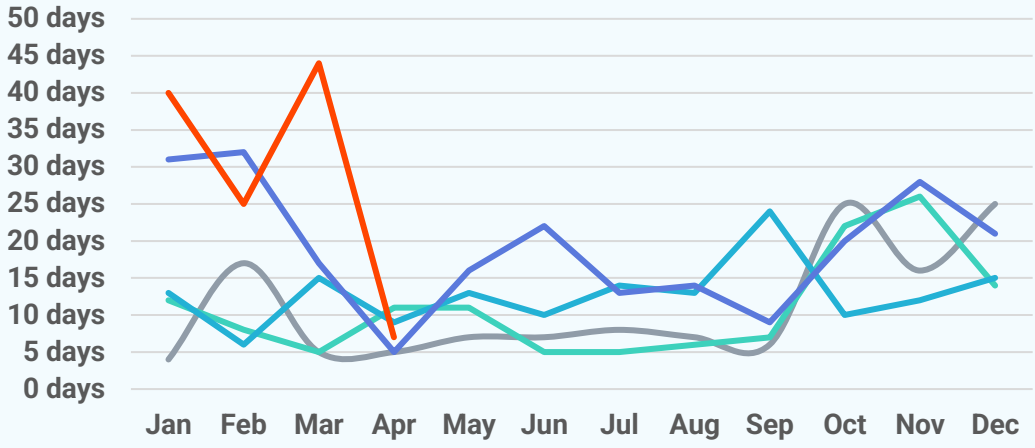
Median Days on Market

2026 2025 2024 2023 2022

7 days
April 2026

+2 days
Apr '26 vs. Apr '25
(Apr '25: 5 days)

-37 days
Apr '26 vs. Mar '26
(Mar '26: 44 days)



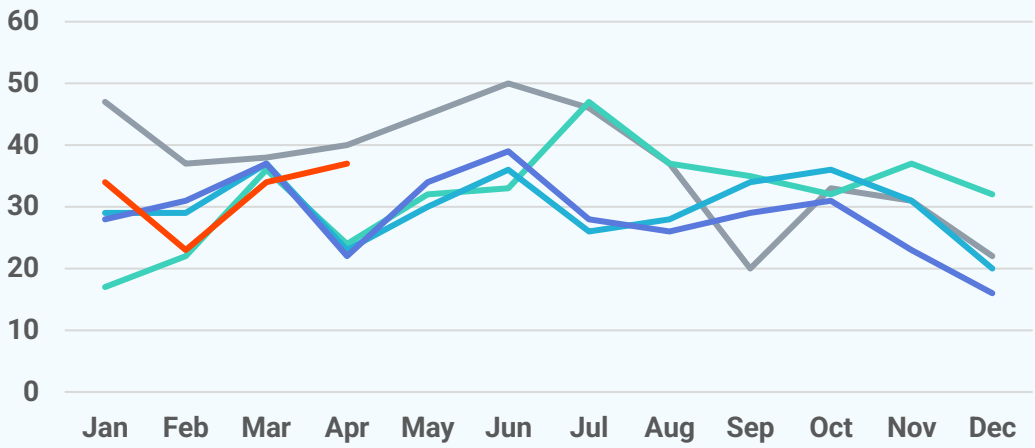
New Pending Sales

2026 2025 2024 2023 2022

37
April 2026

+68.2%
Apr '26 vs. Apr '25
(Apr '25: 22)

+8.8%
Apr '26 vs. Mar '26
(Mar '26: 34)



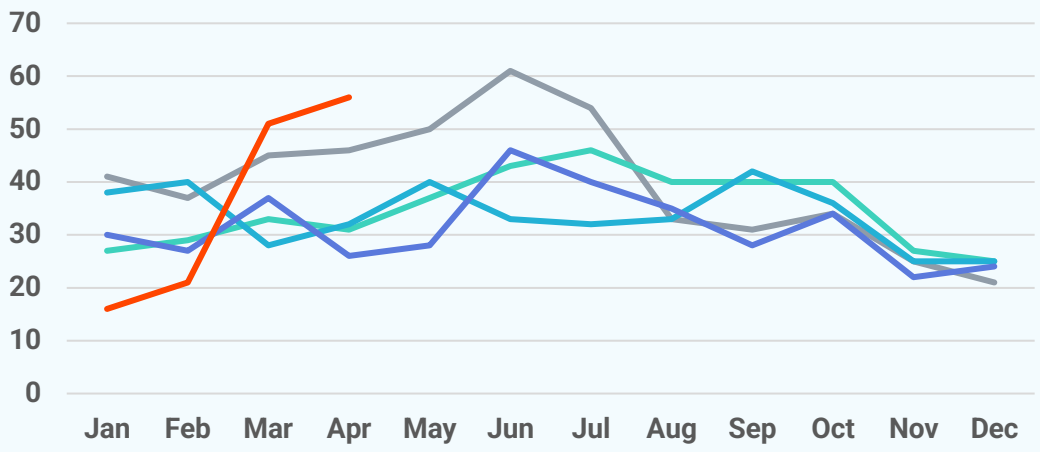
New Listings

2026 2025 2024 2023 2022

56
April 2026

+115.4%
Apr '26 vs. Apr '25
(Apr '25: 26)

+9.8%
Apr '26 vs. Mar '26
(Mar '26: 51)



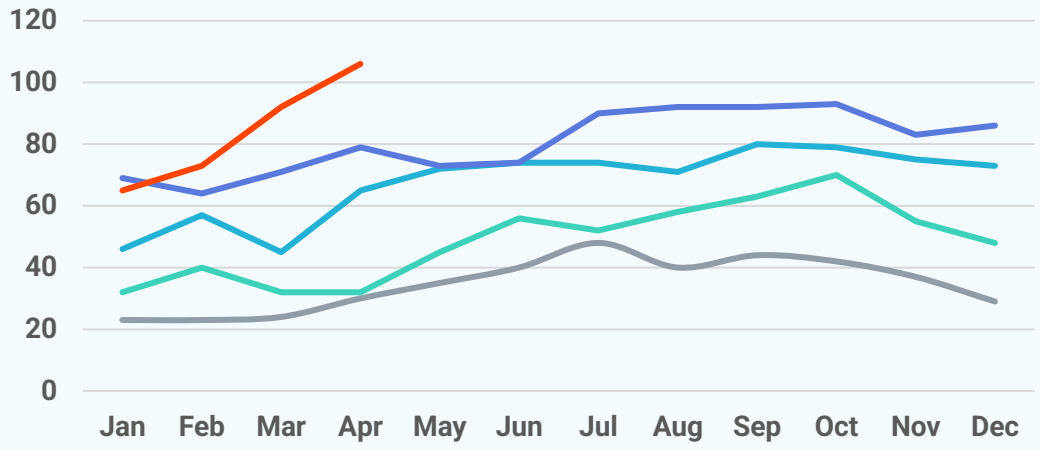
Active Listings

2026 2025 2024 2023 2022

106
April 2026

+34.2%
Apr '26 vs. Apr '25
(Apr '25: 79)

+15.2%
Apr '26 vs. Mar '26
(Mar '26: 92)



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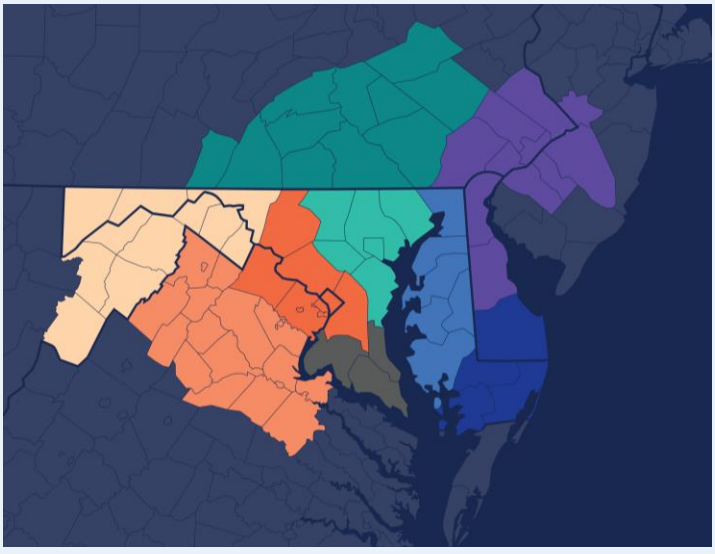


Maryland Eastern Shore

April 2026 Condos Report

Prepared by Bright Research

Data as of May 6, 2026

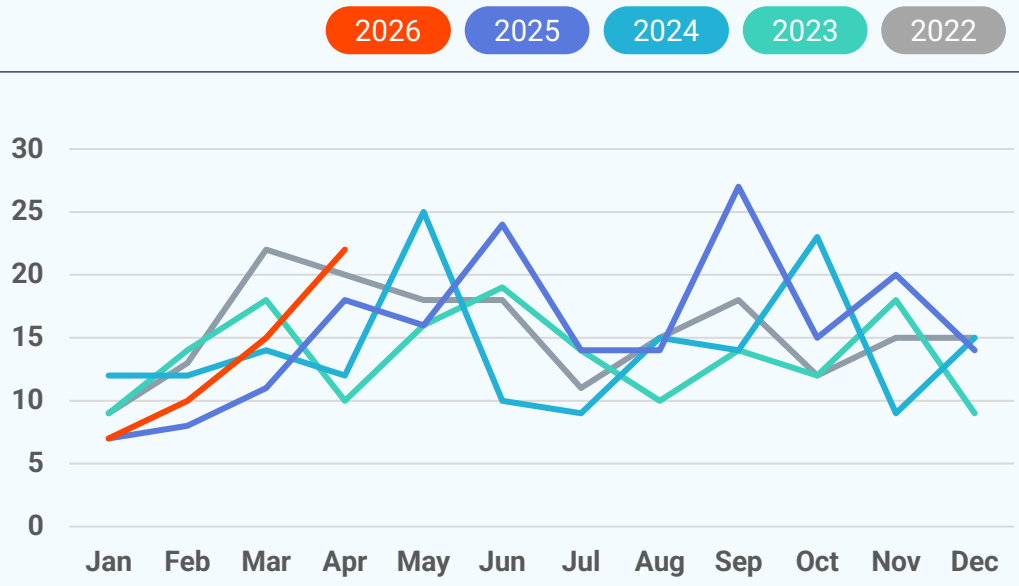
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	22	18	+22.2%
Median Sold Price	$387,750	$470,800	-17.6%
Median Days on Market	45 days	53 days	-8 days
New Pending Sales	21	18	+16.7%
New Listings	21	25	-16.0%
Active Listings	79	98	-19.4%
Months of Supply	4.65	7.00	-2.35 mos.

Closed Sales

22
April 2026

+22.2%
Apr '26 vs. Apr '25
(Apr '25: 18)

+46.7%
Apr '26 vs. Mar '26
(Mar '26: 15)



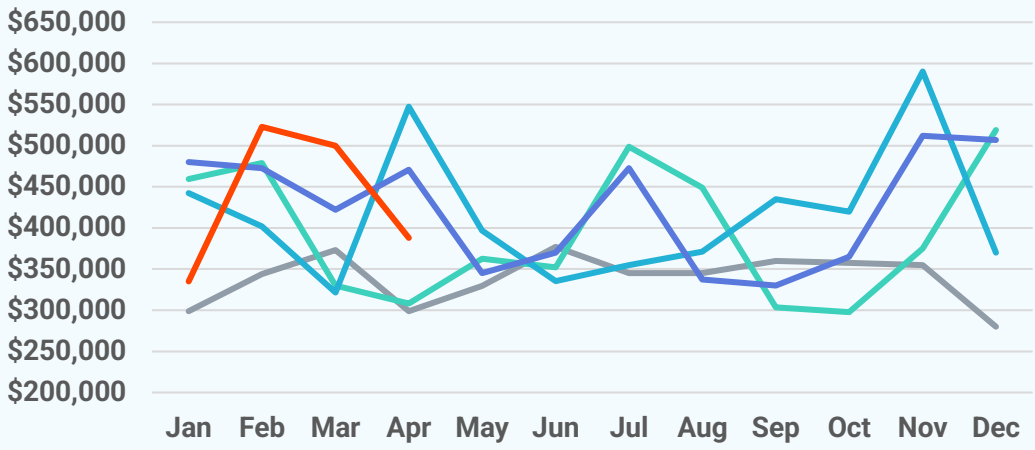
Median Sold Price

2026 2025 2024 2023 2022

$387,750
April 2026

-17.6%
Apr '26 vs. Apr '25
(Apr '25: $470,800)

-22.5%
Apr '26 vs. Mar '26
(Mar '26: $500,000)



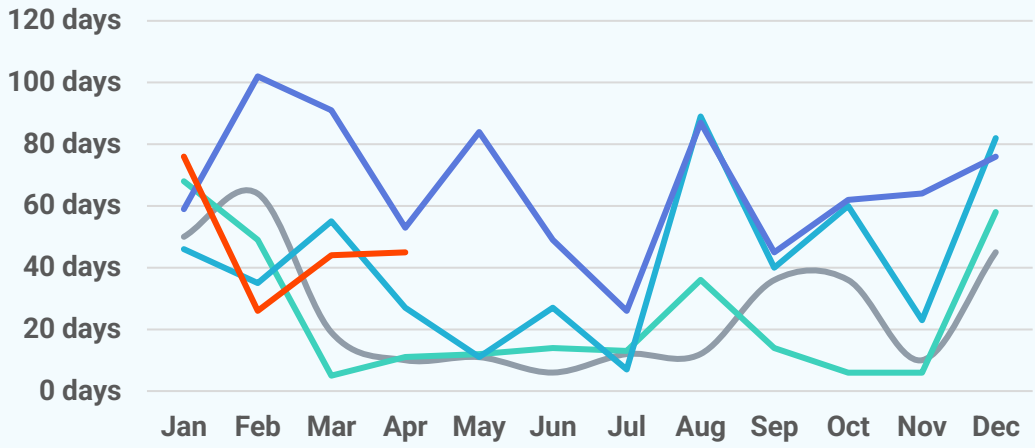
Median Days on Market

2026 2025 2024 2023 2022

45 days
April 2026

-8 days
Apr '26 vs. Apr '25
(Apr '25: 53 days)

+1 day
Apr '26 vs. Mar '26
(Mar '26: 44 days)



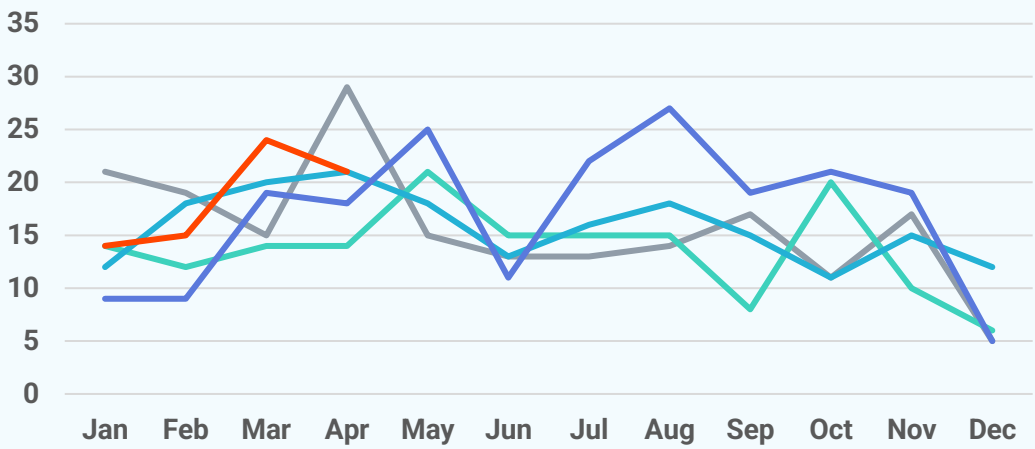
New Pending Sales

2026 2025 2024 2023 2022

21
April 2026

+16.7%
Apr '26 vs. Apr '25
(Apr '25: 18)

-12.5%
Apr '26 vs. Mar '26
(Mar '26: 24)



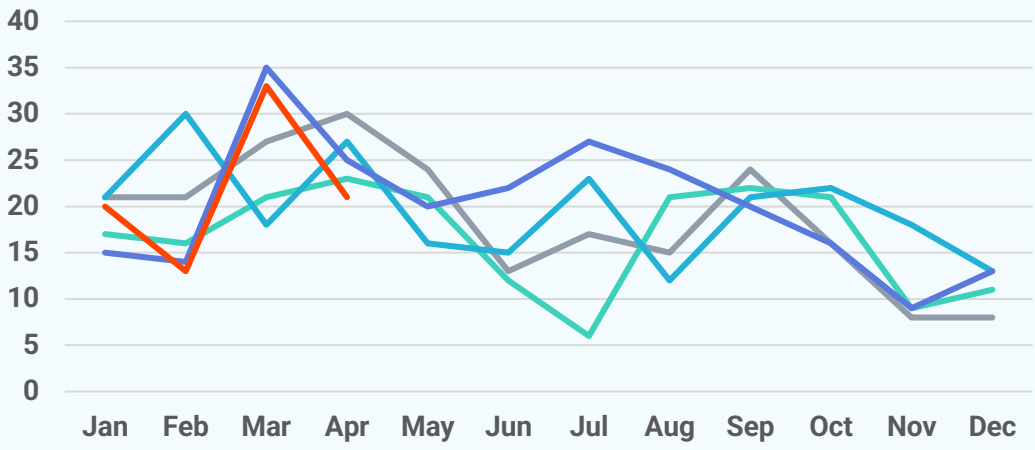
New Listings

2026 2025 2024 2023 2022

21
April 2026

-16.0%
Apr '26 vs. Apr '25
(Apr '25: 25)

-36.4%
Apr '26 vs. Mar '26
(Mar '26: 33)



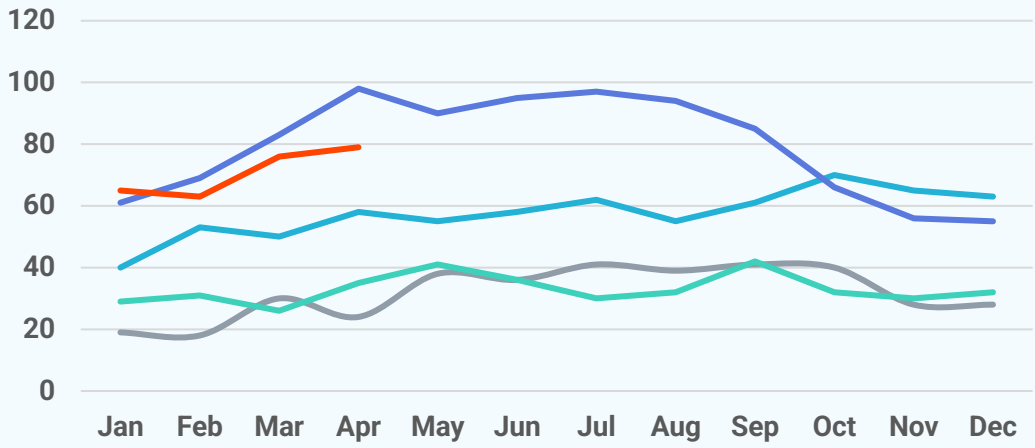
Active Listings

2026 2025 2024 2023 2022

79
April 2026

-19.4%
Apr '26 vs. Apr '25
(Apr '25: 98)

+3.9%
Apr '26 vs. Mar '26
(Mar '26: 76)



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