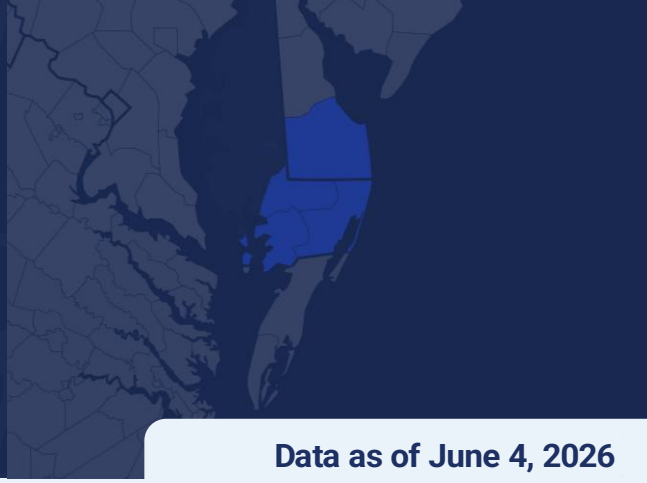
Del/Mar Coastal

May 2026 Housing Market Report

Prepared by Bright Research



Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	796	845	-5.8%	3,316	3,556	-6.7%
Median Sold Price	$415,000	$420,000	-1.2%	$410,000	$415,000	-1.2%
Median Days on Market	30 days	30 days	+0 days	45 days	32 days	+13 days
New Pending Sales	960	856	+12.1%	3,926	3,800	+3.3%
New Listings	1,000	1,052	-4.9%	5,548	5,854	-5.2%
Active Listings	3,601	3,387	+6.3%	3,601	3,387	+6.3%
Months of Supply	4.78	4.34	+0.44 mos.	4.78	4.34	+0.44 mos.
Showings	13,306	12,297	+8.2%	56,239	54,288	+3.6%

Housing Market Trends

Showings and contracts point to buyer pick up in the Del/Mar Coastal market. Prospective buyers are viewing homes in the Del/Mar Coastal region. In May 2026 there were 13.306 showings, an increase of 8.2% year-over-year. Part of this can be attributed to increased inventory, up 6.3%, however, in recent years, inventory growth had not always equated to gains in appointments.

It went beyond simply viewing homes this month with many buyers signing contracts. New pending sales rose 12.1% and only Somerset County had fewer new pending sales in May.

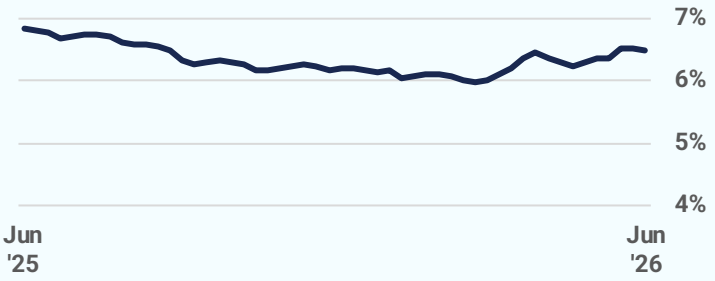
Pending sales tend to lead to closed sales in 30-60 days and June could show the results of improvement in pending sales from April and May. Currently though, closed sales remain 6.7% below 2025 year-to-date with May 2026 closed sales down 5.8%.

Sellers have been hesitant with lower new listings both for the month (-4.9%) and lower year-to-date (-5.2%).

Market Outlook

The 2026 market has been slower, especially for sellers, in the Del/Mar Coastal market. Until the bump in new pending sales in May, new listings, new pending sales, and closed sales were underperforming compared to 2025. The headwinds are apparent with volatile mortgage rates, economic uncertainty, and inflation concerns here and likely remaining through 2026.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

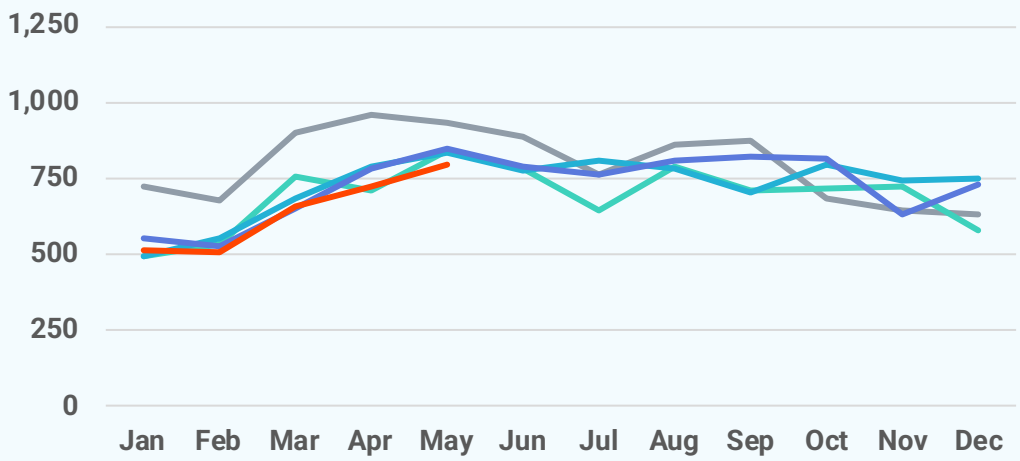
Closed Sales

2026 2025 2024 2023 2022

796
May 2026

-5.8%
May '26 vs. May '25
(May '25: 845)

+9.9%
May '26 vs. Apr '26
(Apr '26: 724)



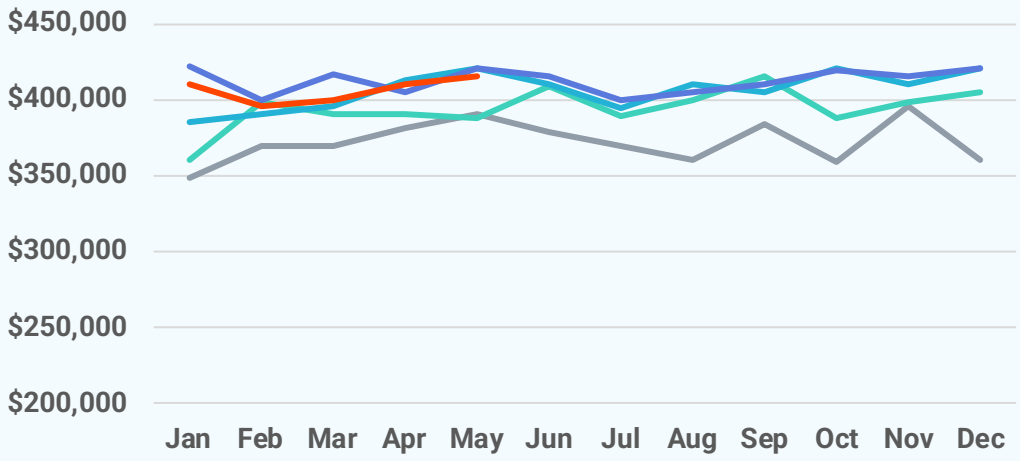
Median Sold Price

2026 2025 2024 2023 2022

$415,000
May 2026

-1.2%
May '26 vs. May '25
(May '25: $420,000)

+1.2%
May '26 vs. Apr '26
(Apr '26: $410,000)



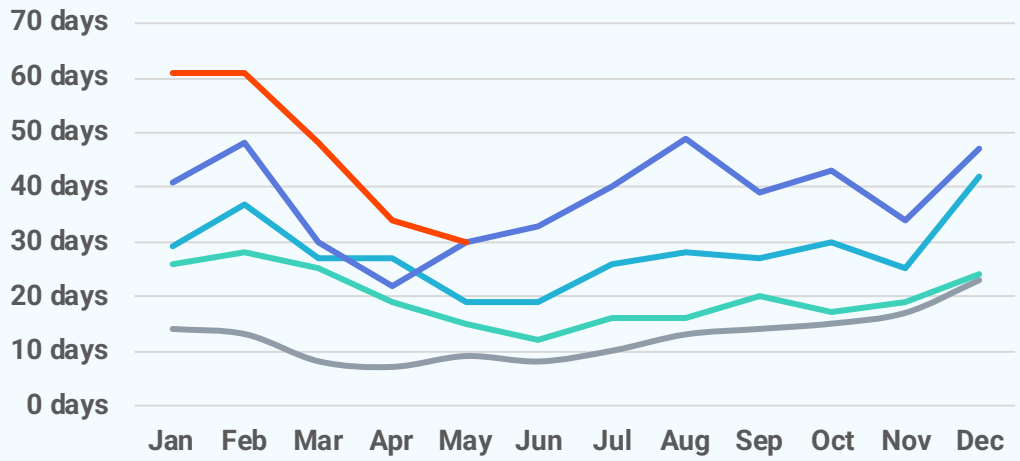
Median Days on Market

2026 2025 2024 2023 2022

30 days
May 2026

+0 days
May '26 vs. May '25
(May '25: 30 days)

-4 days
May '26 vs. Apr '26
(Apr '26: 34 days)



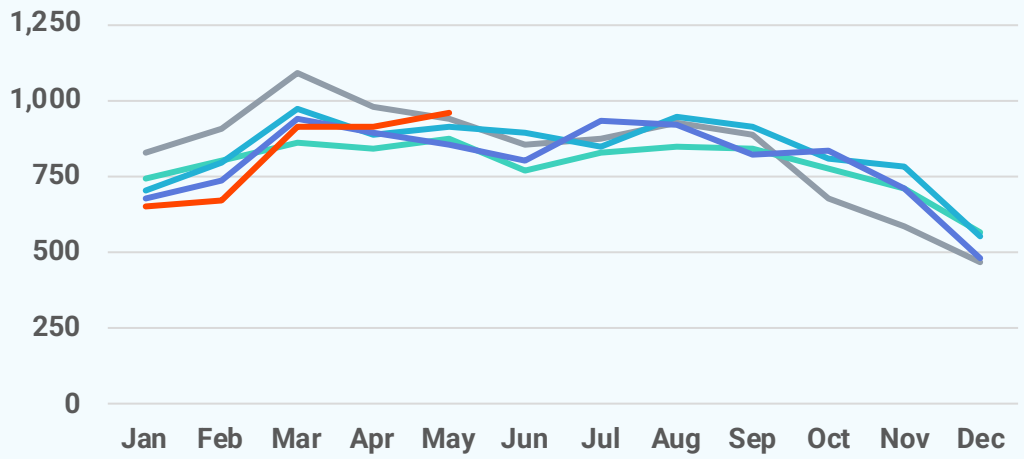
New Pending Sales

2026 2025 2024 2023 2022

960
May 2026

+12.1%
May '26 vs. May '25
(May '25: 856)

+5.3%
May '26 vs. Apr '26
(Apr '26: 912)



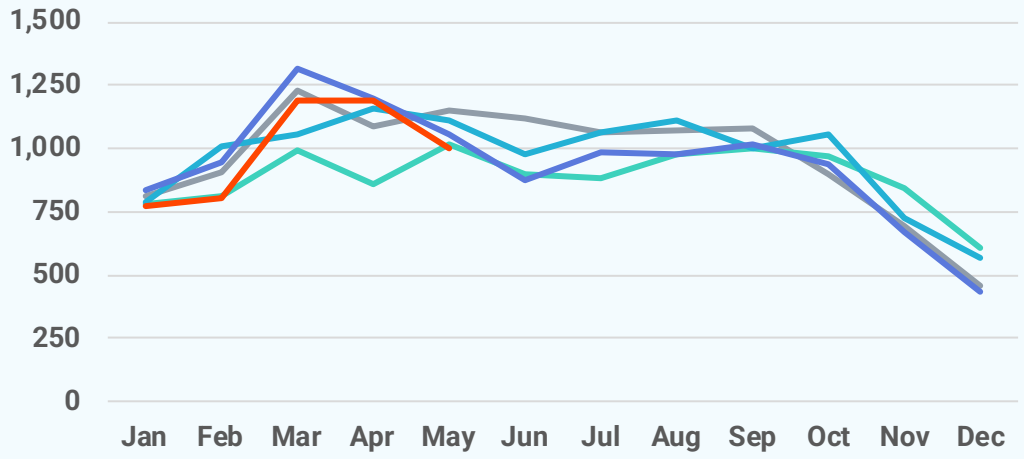
New Listings

2026 2025 2024 2023 2022

1,000
May 2026

-4.9%
May '26 vs. May '25
(May '25: 1,052)

-15.8%
May '26 vs. Apr '26
(Apr '26: 1,188)



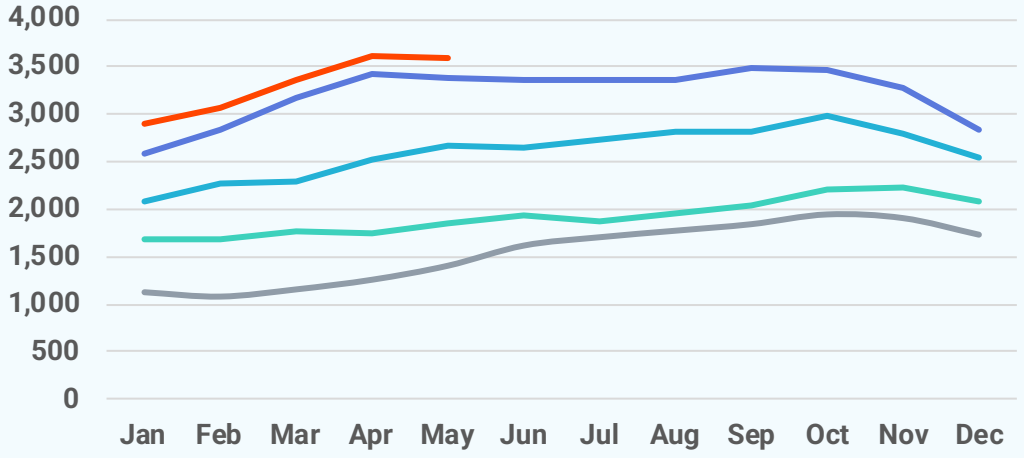
Active Listings

2026 2025 2024 2023 2022

3,601
May 2026

+6.3%
May '26 vs. May '25
(May '25: 3,387)

-0.4%
May '26 vs. Apr '26
(Apr '26: 3,617)



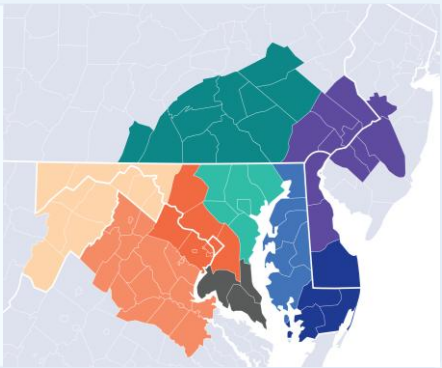
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Del/Mar Coastal	796	-5.8%	$415,000	-1.2%	30 days	+0 days
Somerset County, MD	14	-48.1%	$208,750	-14.8%	66 days	-27 days
Sussex County, DE	494	-10.7%	$439,450	-8.3%	28 days	+0 days
Wicomico County, MD	90	+1.1%	$282,500	+2.4%	22 days	-4 days
Worcester County, MD	198	+12.5%	$422,500	+0.6%	34 days	+0 days

Local Markets	New Pending Sales		New Listings		Showings	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Del/Mar Coastal	960	+12.1%	1,000	-4.9%	13,306	+8.2%
Somerset County, MD	27	-12.9%	31	+40.9%	231	-18.9%
Sussex County, DE	595	+9.4%	679	-3.8%	8,757	+14.5%
Wicomico County, MD	119	+3.5%	101	-8.2%	1,336	-20.0%
Worcester County, MD	219	+31.9%	189	-11.7%	2,982	+10.5%

Local Markets	Active Listings		Months of Supply	
	May '26	vs. May '25	May '26	vs. May '25
Del/Mar Coastal	3,601	+6.3%	4.78	+0.44 months
Somerset County, MD	128	+20.8%	6.74	+1.16 months
Sussex County, DE	2,369	+5.9%	4.88	+0.47 months
Wicomico County, MD	313	+20.4%	3.56	+0.61 months
Worcester County, MD	791	+1.0%	4.94	+0.19 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

May 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of June 4, 2026

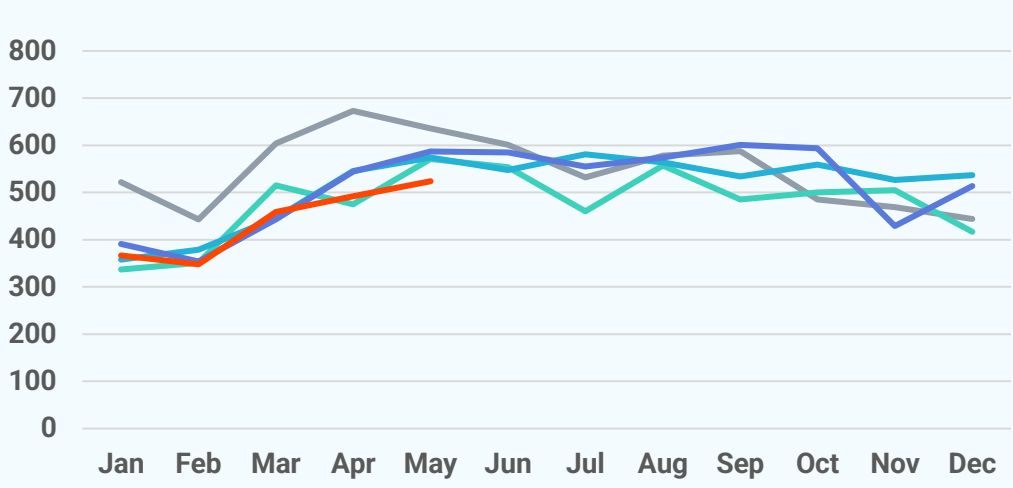
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	524	587	-10.7%
Median Sold Price	$411,888	$420,000	-1.9%
Median Days on Market	26 days	29 days	-3 days
New Pending Sales	689	636	+8.3%
New Listings	735	772	-4.8%
Active Listings	2,511	2,302	+9.1%
Months of Supply	4.69	4.12	+0.57 mos.

Closed Sales

524
May 2026

-10.7%
May '26 vs. May '25
(May '25: 587)

+6.5%
May '26 vs. Apr '26
(Apr '26: 492)



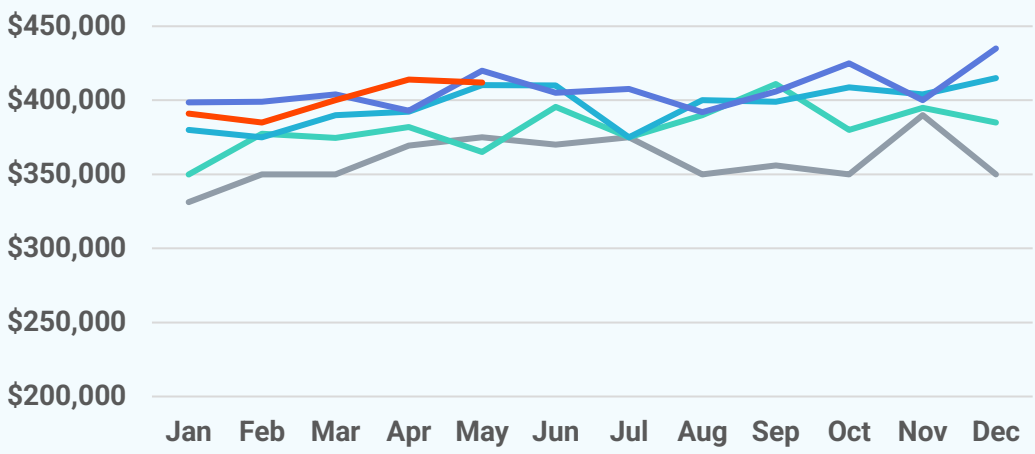
Median Sold Price

2026 2025 2024 2023 2022

$411,888
May 2026

-1.9%
May '26 vs. May '25
(May '25: $420,000)

-0.5%
May '26 vs. Apr '26
(Apr '26: $414,000)



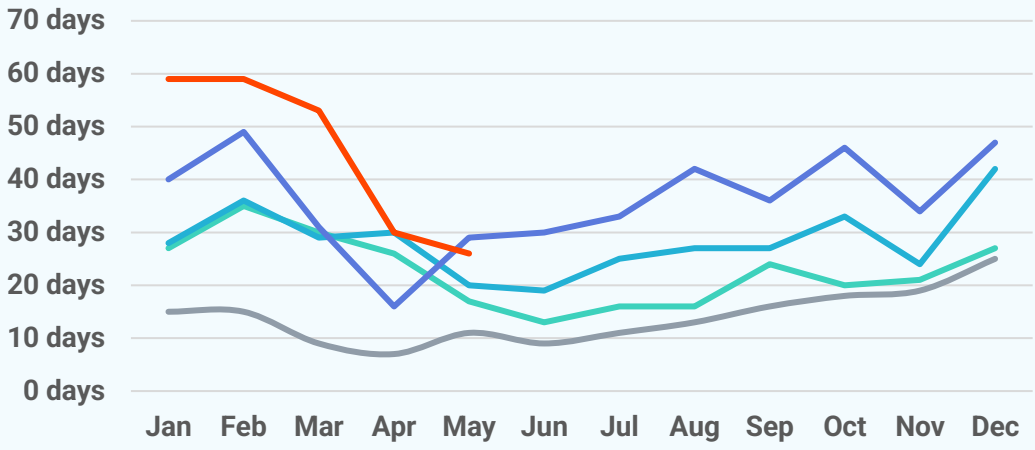
Median Days on Market

2026 2025 2024 2023 2022

26 days
May 2026

-3 days
May '26 vs. May '25
(May '25: 29 days)

-4 days
May '26 vs. Apr '26
(Apr '26: 30 days)



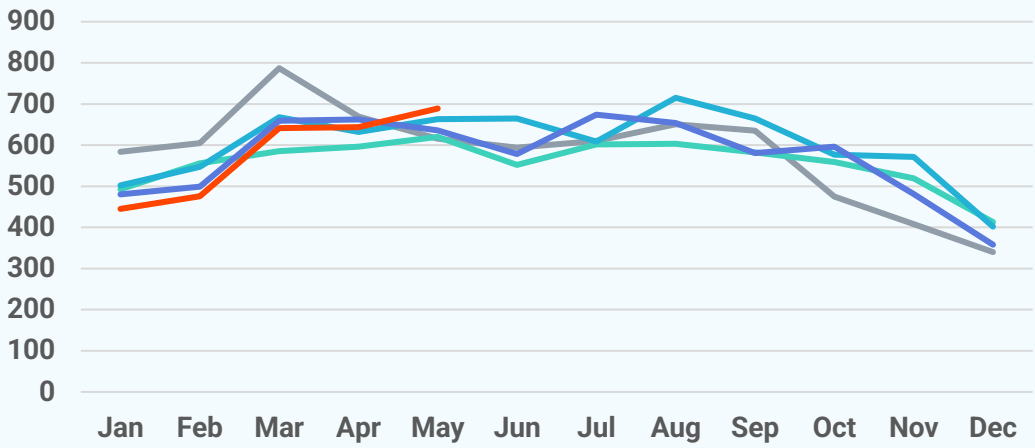
New Pending Sales

2026 2025 2024 2023 2022

689
May 2026

+8.3%
May '26 vs. May '25
(May '25: 636)

+7.0%
May '26 vs. Apr '26
(Apr '26: 644)



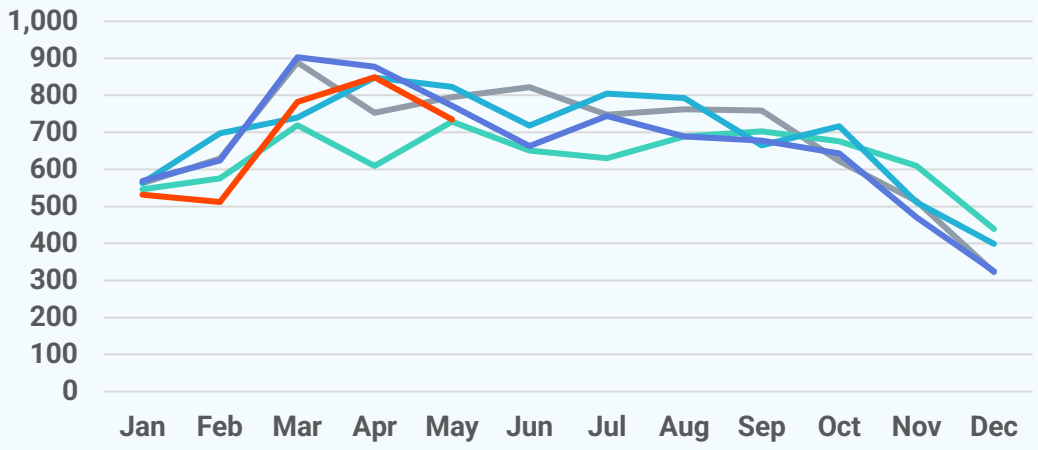
New Listings

2026 2025 2024 2023 2022

735
May 2026

-4.8%
May '26 vs. May '25
(May '25: 772)

-13.4%
May '26 vs. Apr '26
(Apr '26: 849)



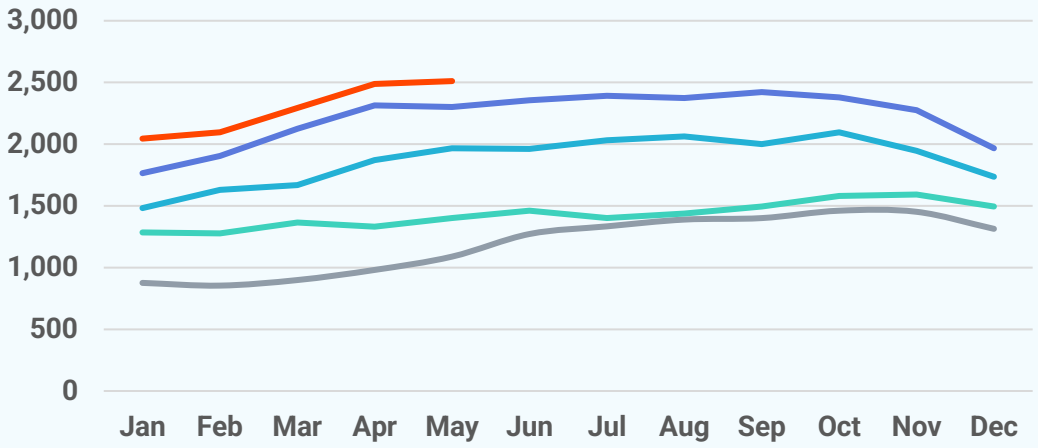
Active Listings

2026 2025 2024 2023 2022

2,511
May 2026

+9.1%
May '26 vs. May '25
(May '25: 2,302)

+0.9%
May '26 vs. Apr '26
(Apr '26: 2,488)



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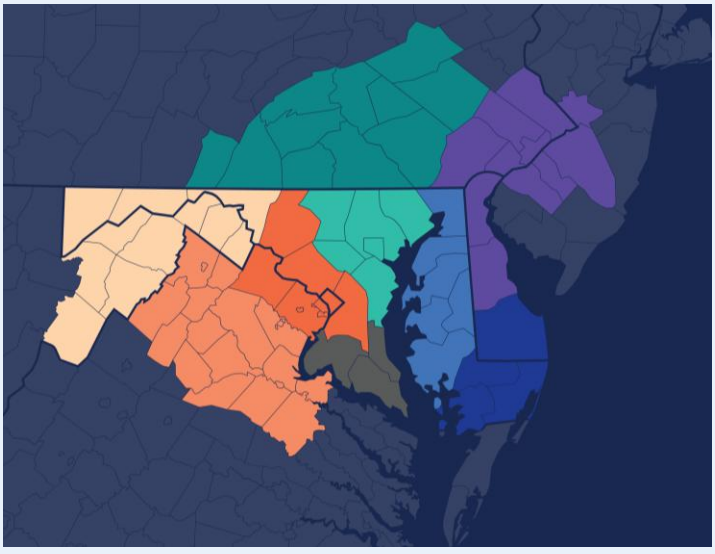


DelMar Coastal

May 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of June 4, 2026

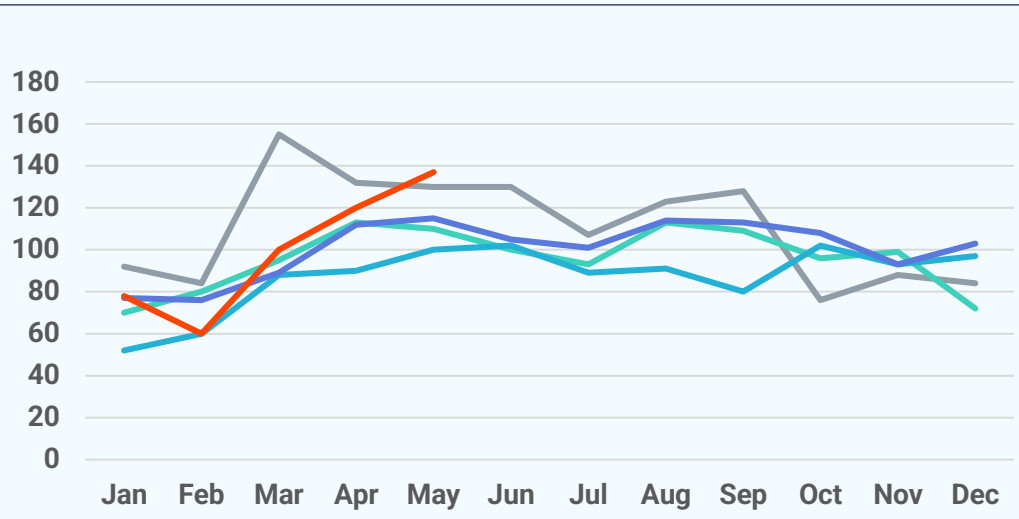
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	137	115	+19.1%
Median Sold Price	$397,000	$412,000	-3.6%
Median Days on Market	37 days	28 days	+9 days
New Pending Sales	135	109	+23.9%
New Listings	115	128	-10.2%
Active Listings	479	473	+1.3%
Months of Supply	4.48	4.93	-0.45 mos.

Closed Sales

137
May 2026

+19.1%
May '26 vs. May '25
(May '25: 115)

+14.2%
May '26 vs. Apr '26
(Apr '26: 120)



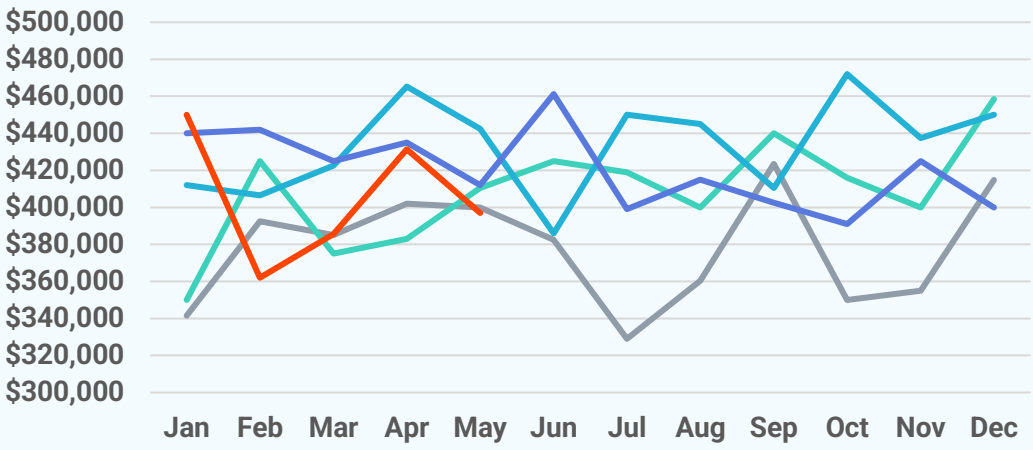
Median Sold Price

2026 2025 2024 2023 2022

$397,000
May 2026

-3.6%
May '26 vs. May '25
(May '25: $412,000)

-8.0%
May '26 vs. Apr '26
(Apr '26: $431,470)



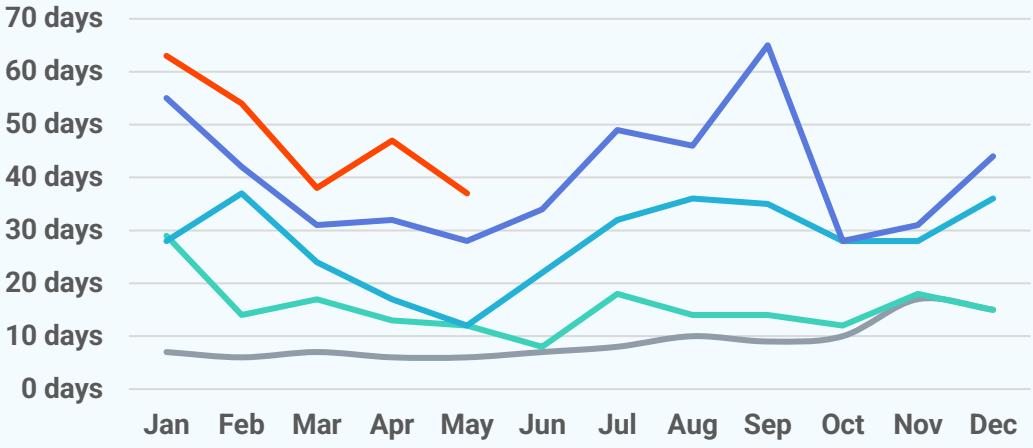
Median Days on Market

2026 2025 2024 2023 2022

37 days
May 2026

+9 days
May '26 vs. May '25
(May '25: 28 days)

-10 days
May '26 vs. Apr '26
(Apr '26: 47 days)



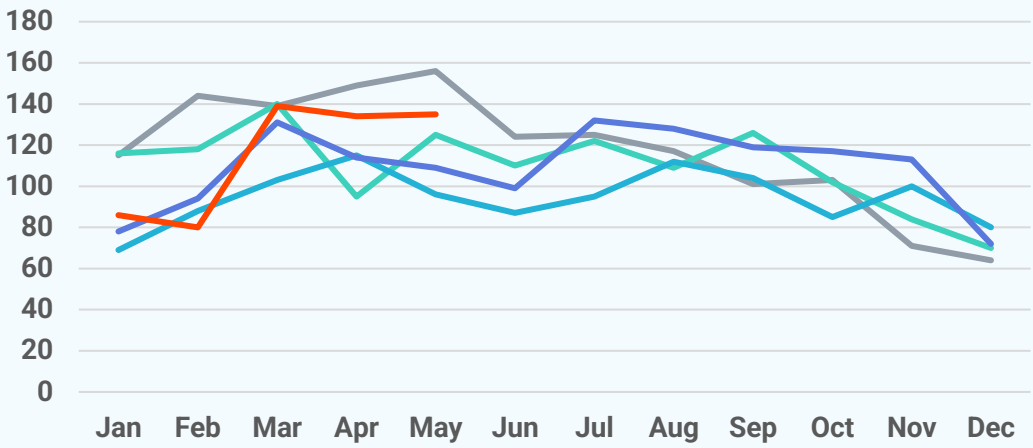
New Pending Sales

2026 2025 2024 2023 2022

135
May 2026

+23.9%
May '26 vs. May '25
(May '25: 109)

+0.7%
May '26 vs. Apr '26
(Apr '26: 134)



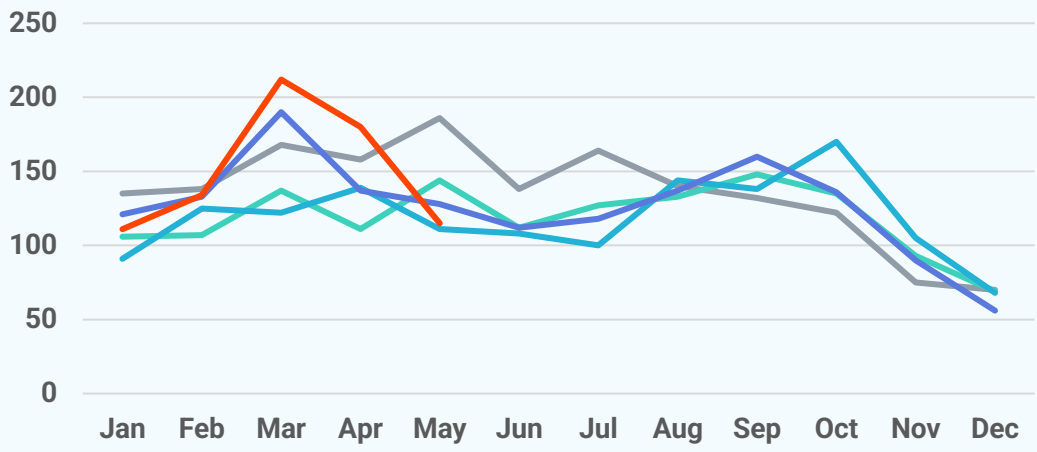
New Listings

2026 2025 2024 2023 2022

115
May 2026

-10.2%
May '26 vs. May '25
(May '25: 128)

-36.1%
May '26 vs. Apr '26
(Apr '26: 180)



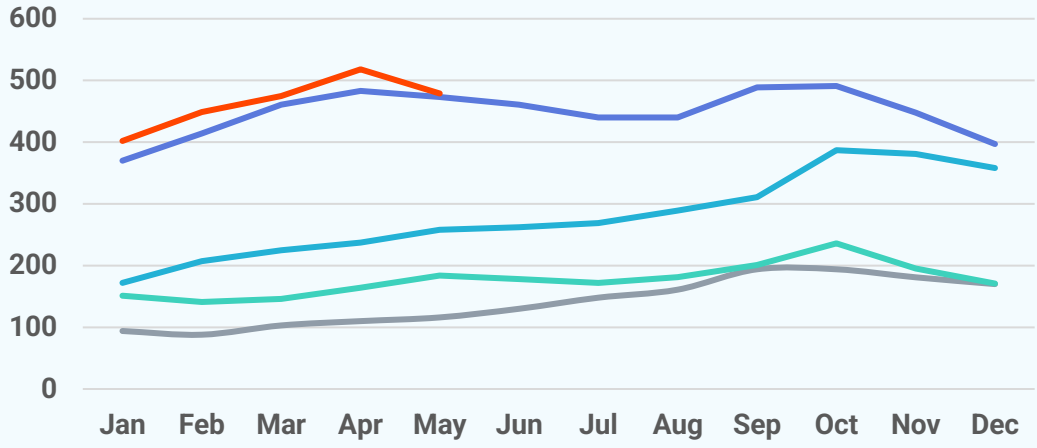
Active Listings

2026 2025 2024 2023 2022

479
May 2026

+1.3%
May '26 vs. May '25
(May '25: 473)

-7.5%
May '26 vs. Apr '26
(Apr '26: 518)



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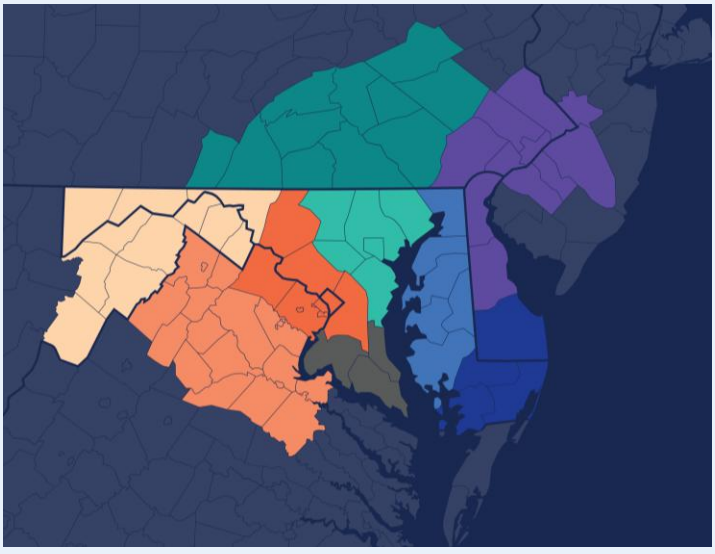


DelMar Coastal

May 2026 Condos Report

Prepared by Bright Research

Data as of June 4, 2026

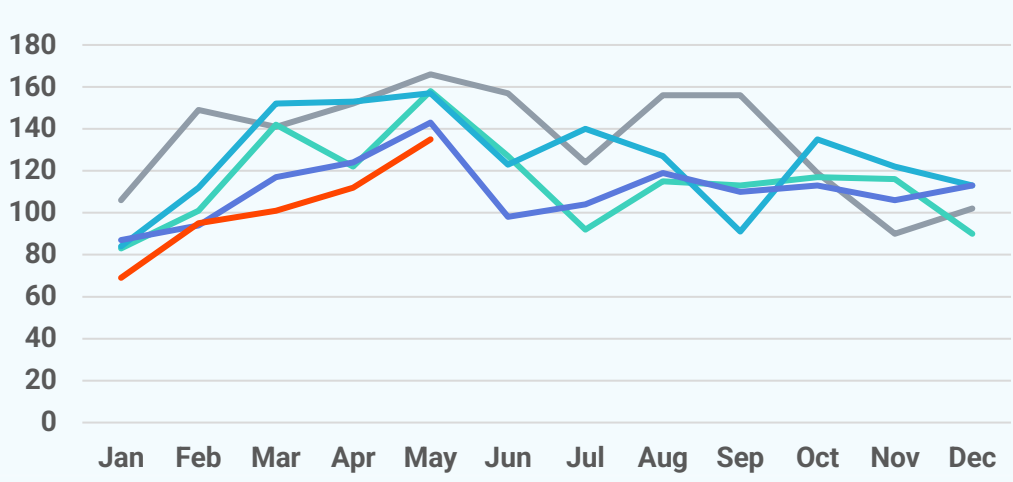
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	135	143	-5.6%
Median Sold Price	$425,000	$420,000	+1.2%
Median Days on Market	37 days	40 days	-3 days
New Pending Sales	136	111	+22.5%
New Listings	150	152	-1.3%
Active Listings	611	612	-0.2%
Months of Supply	5.50	4.90	+0.60 mos.

Closed Sales

135
May 2026

-5.6%
May '26 vs. May '25
(May '25: 143)

+20.5%
May '26 vs. Apr '26
(Apr '26: 112)



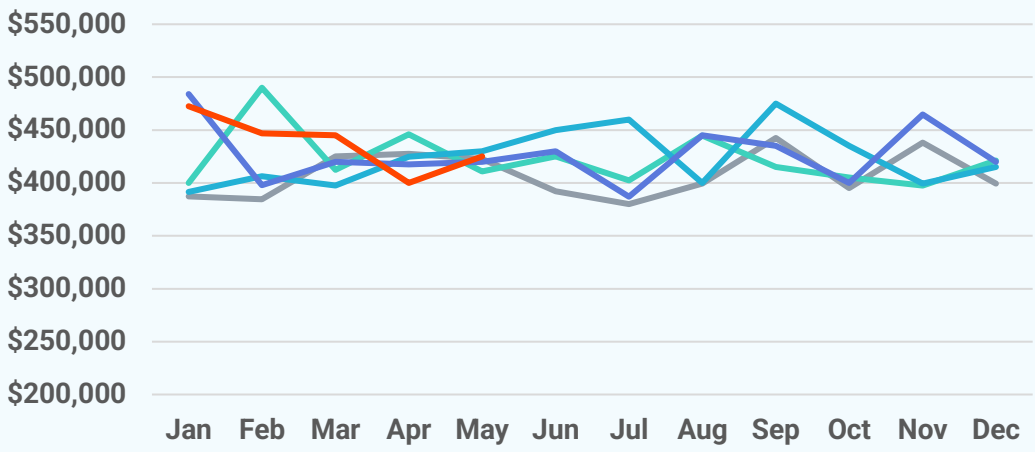
Median Sold Price

2026 2025 2024 2023 2022

$425,000
May 2026

+1.2%
May '26 vs. May '25
(May '25: $420,000)

+6.3%
May '26 vs. Apr '26
(Apr '26: $400,000)



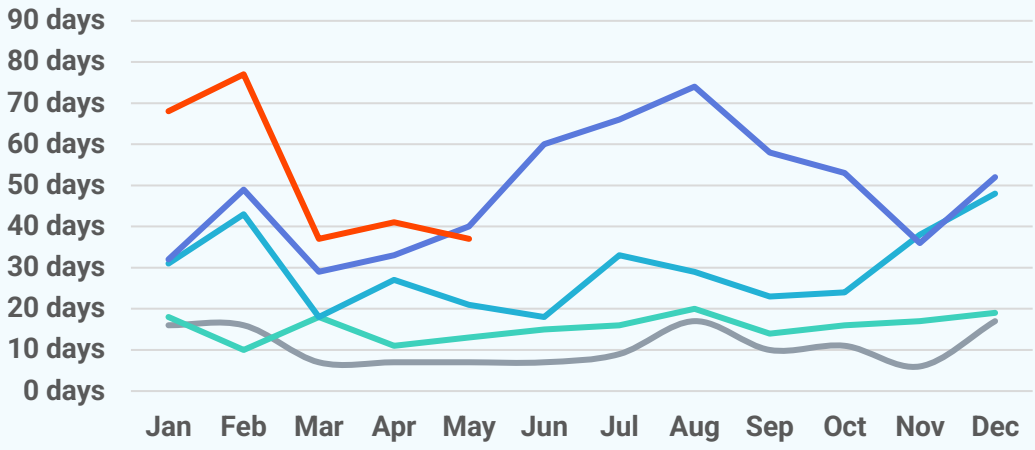
Median Days on Market

2026 2025 2024 2023 2022

37 days
May 2026

-3 days
May '26 vs. May '25
(May '25: 40 days)

-4 days
May '26 vs. Apr '26
(Apr '26: 41 days)



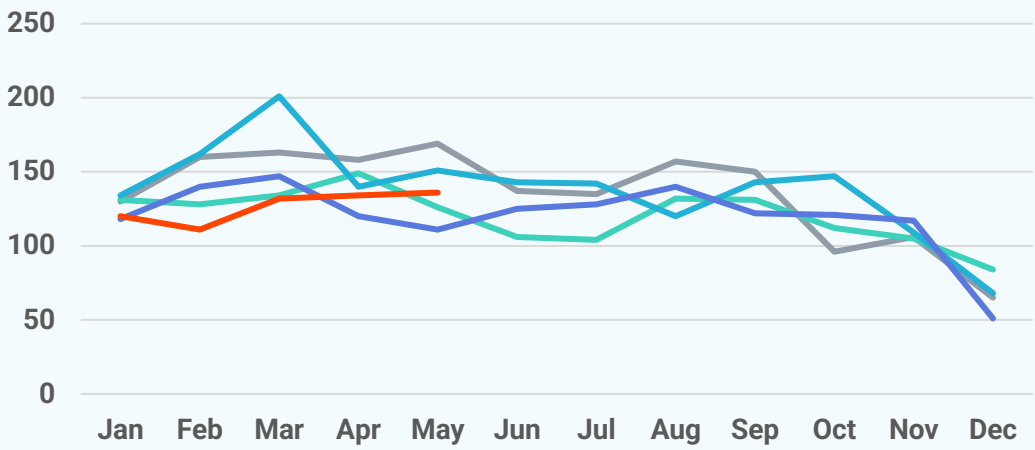
New Pending Sales

2026 2025 2024 2023 2022

136
May 2026

+22.5%
May '26 vs. May '25
(May '25: 111)

+1.5%
May '26 vs. Apr '26
(Apr '26: 134)



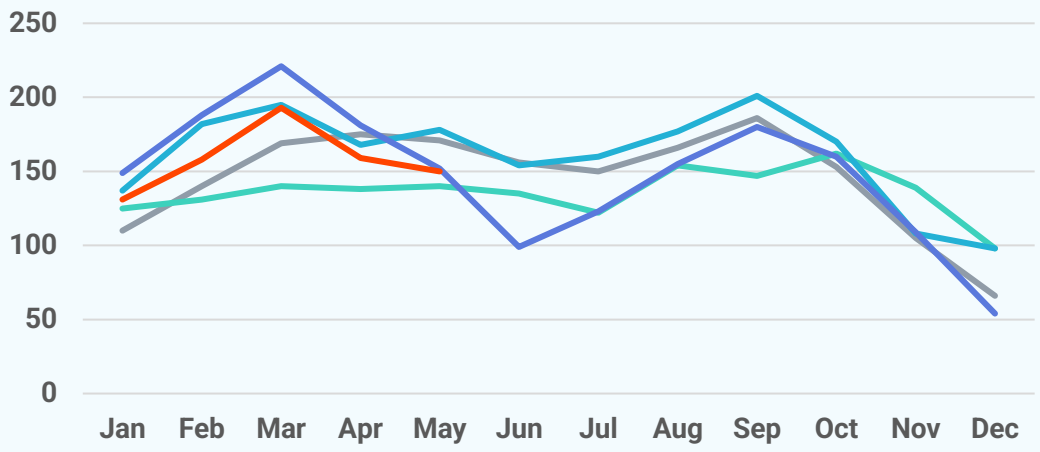
New Listings

2026 2025 2024 2023 2022

150
May 2026

-1.3%
May '26 vs. May '25
(May '25: 152)

-5.7%
May '26 vs. Apr '26
(Apr '26: 159)



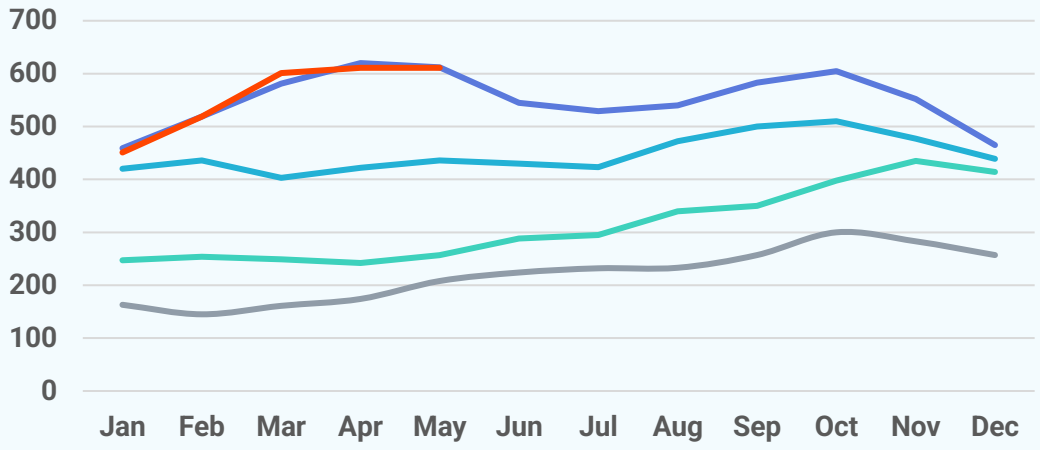
Active Listings

2026 2025 2024 2023 2022

611
May 2026

-0.2%
May '26 vs. May '25
(May '25: 612)

+0.0%
May '26 vs. Apr '26
(Apr '26: 611)



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