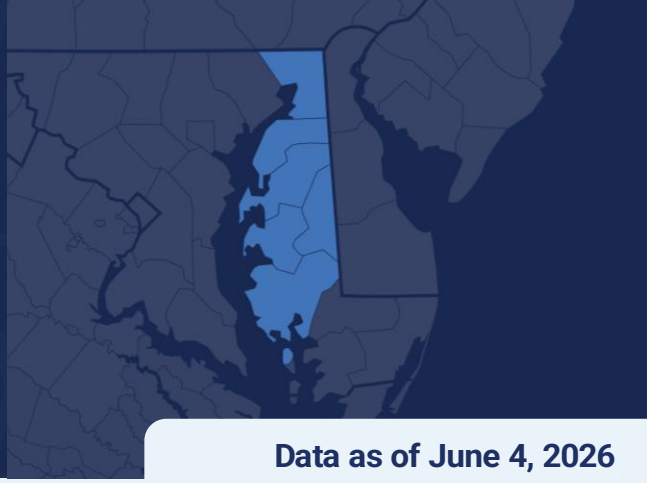
Maryland Eastern Shore

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	350	315	+11.1%	1,351	1,287	+5.0%
Median Sold Price	$413,500	$407,999	+1.3%	$385,000	$385,000	+0.0%
Median Days on Market	19 days	16 days	+3 days	29 days	22 days	+7 days
New Pending Sales	414	372	+11.3%	1,578	1,502	+5.1%
New Listings	425	394	+7.9%	2,160	2,033	+6.2%
Active Listings	1,263	1,058	+19.4%	1,263	1,058	+19.4%
Months of Supply	4.09	3.54	+0.55 mos.	4.09	3.54	+0.55 mos.
Showings	4,938	4,544	+8.7%	20,065	19,855	+1.1%

Housing Market Trends

Market activity has picked up on the Eastern Shore this spring. May has followed in April's footsteps with strong new pending sales and closed sales in 2026 compared to 2025. There were 414 new pending sales on the Maryland Eastern Shore, an increase of 11.3% year-over-year. Closed sales were up 11.1%. Both metrics are up roughly 5% year-to-date pointing to the improving spring activity this year. Dorchester and Talbot counties have significant gains with pending and closed sales up by double-digits year-to-date.

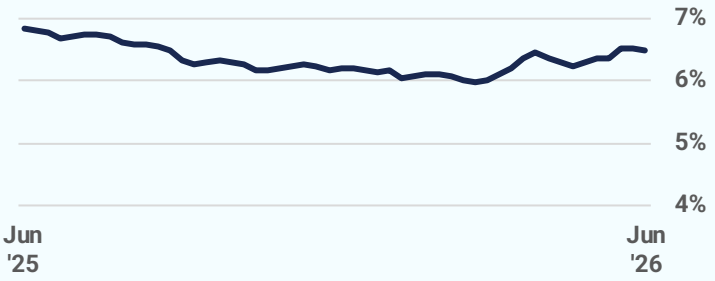
Sellers have also been more active. There were 425 new listings in May 2026, a 7.9% increase over a year ago. So far in 2026, there are 6.2% more new listings than in 2025.

New listing gains have translated to higher inventory, up 19.4% at the end of May. Still, inventory is still very low, with single-family detached inventory, in particular, far below 2019 levels.

Market Outlook

The reemergence of activity on the Eastern Shore, particularly in the last two months, shows promise for 2026. Both buyer and seller activity has improved yet market headwinds remain. Rates, inflation, and consumer unease may hold back transactions that would have been unleashed in more favorable conditions. There will continue to be give and take in the Eastern Shore market.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

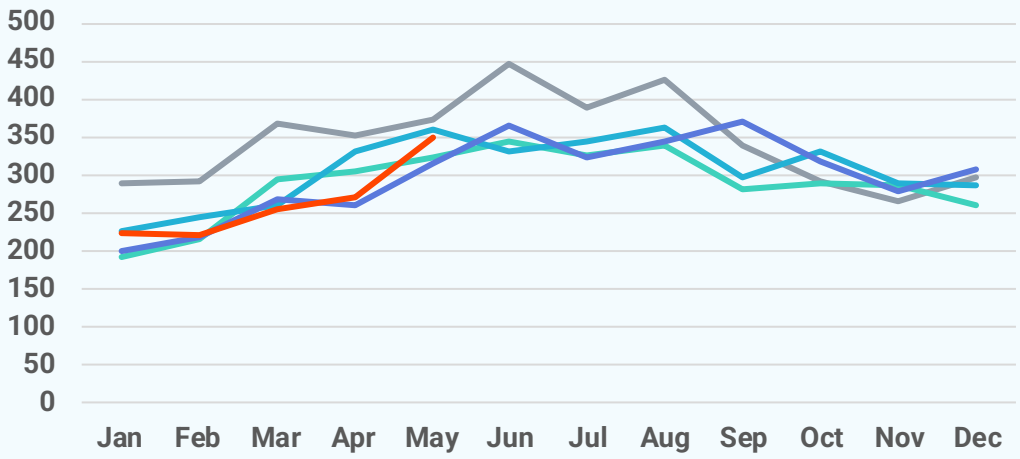
Closed Sales

2026 2025 2024 2023 2022

350
May 2026

+11.1%
May '26 vs. May '25
(May '25: 315)

+29.6%
May '26 vs. Apr '26
(Apr '26: 270)



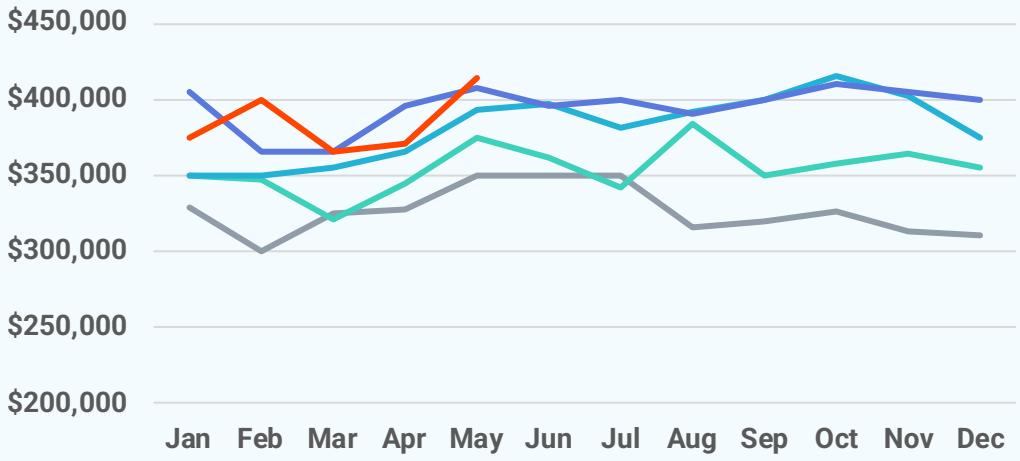
Median Sold Price

2026 2025 2024 2023 2022

$413,500
May 2026

+1.3%
May '26 vs. May '25
(May '25: $407,999)

+11.5%
May '26 vs. Apr '26
(Apr '26: $370,810)



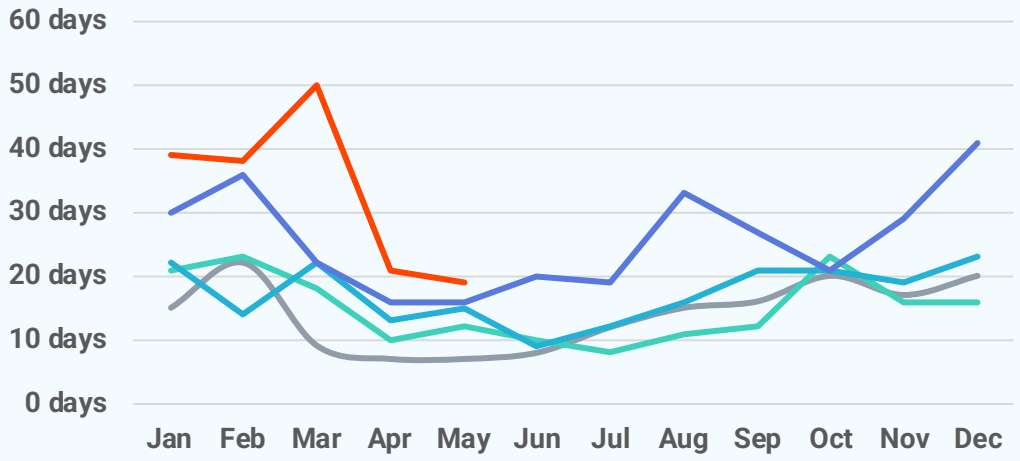
Median Days on Market

2026 2025 2024 2023 2022

19 days
May 2026

+3 days
May '26 vs. May '25
(May '25: 16 days)

-2 days
May '26 vs. Apr '26
(Apr '26: 21 days)



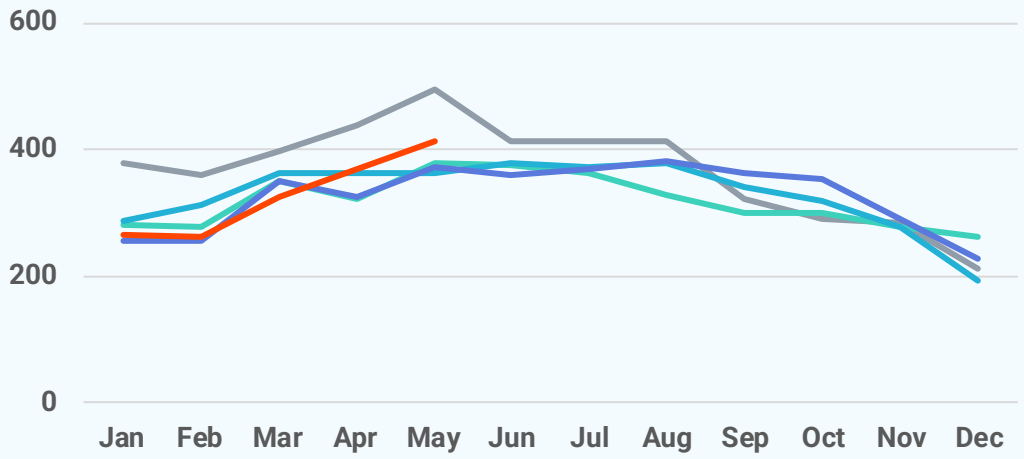
New Pending Sales

2026 2025 2024 2023 2022

414
May 2026

+11.3%
May '26 vs. May '25
(May '25: 372)

+12.5%
May '26 vs. Apr '26
(Apr '26: 368)



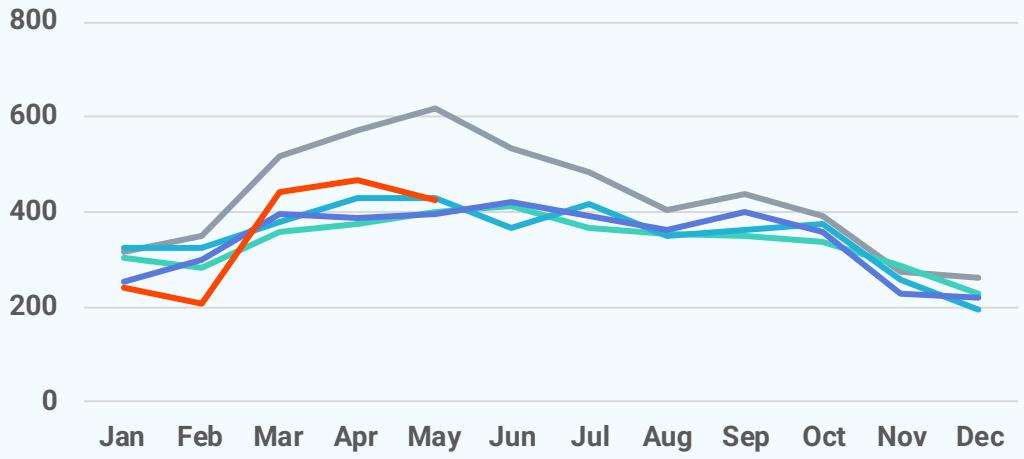
New Listings

2026 2025 2024 2023 2022

425
May 2026

+7.9%
May '26 vs. May '25
(May '25: 394)

-9.0%
May '26 vs. Apr '26
(Apr '26: 467)



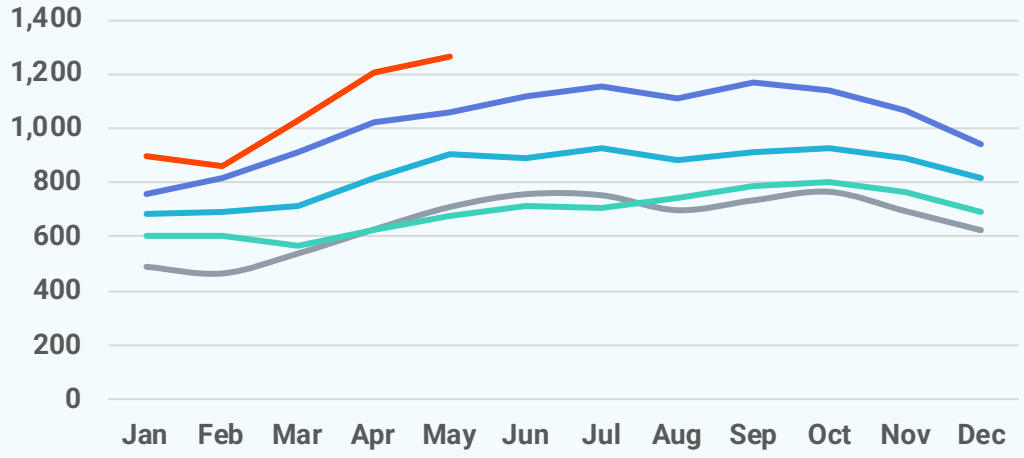
Active Listings

2026 2025 2024 2023 2022

1,263
May 2026

+19.4%
May '26 vs. May '25
(May '25: 1,058)

+4.7%
May '26 vs. Apr '26
(Apr '26: 1,206)



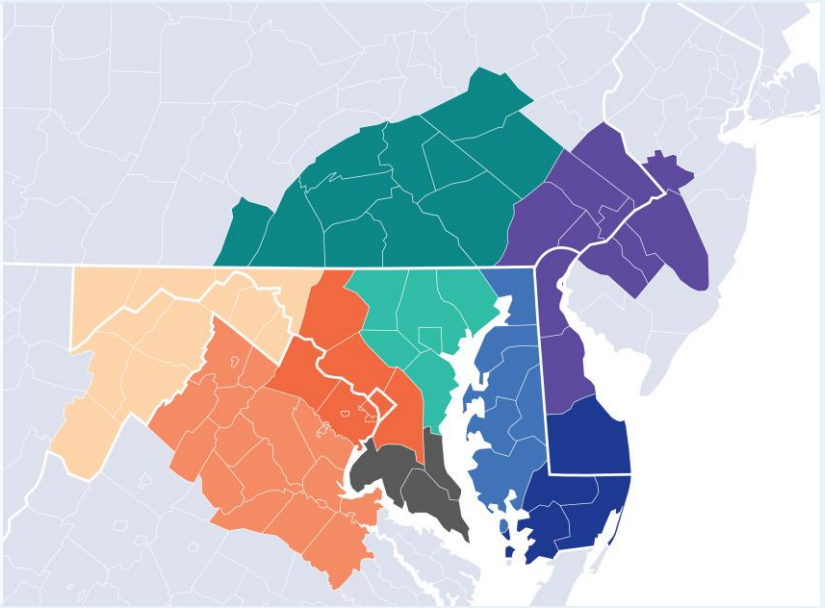
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
MD Eastern Shore	350	+11.1%	$413,500	+1.3%	19 days	+3 days
Caroline County, MD	28	-20.0%	$347,000	+6.8%	35 days	-8 days
Cecil County, MD	100	+8.7%	$370,000	+1.4%	13 days	+3 days
Dorchester County, MD	44	+25.7%	$325,000	+12.1%	16 days	-44 days
Kent County, MD	27	+12.5%	$340,000	-11.7%	12 days	+0 days
Queen Anne's County, MD	91	+23.0%	$560,000	+4.2%	15 days	+5 days
Talbot County, MD	60	+9.1%	$433,000	-13.4%	43 days	+28 days

Local Markets	New Pending Sales		New Listings		Showings	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
MD Eastern Shore	414	+11.3%	425	+7.9%	4,938	+8.7%
Caroline County, MD	47	+42.4%	50	+42.9%	482	+25.8%
Cecil County, MD	120	-1.6%	128	+13.3%	1,716	+15.6%
Dorchester County, MD	55	+17.0%	65	-25.3%	493	-17.7%
Kent County, MD	31	-20.5%	33	+32.0%	373	-6.3%
Queen Anne's County, MD	97	+21.3%	83	+22.1%	1,088	+9.6%
Talbot County, MD	64	+25.5%	66	+0.0%	786	+14.4%

Local Markets	Active Listings		Months of Supply	
	May '26	vs. May '25	May '26	vs. May '25
MD Eastern Shore	1,263	+19.4%	4.09	+0.55 months
Caroline County, MD	123	+32.3%	4.24	+0.92 months
Cecil County, MD	261	+15.5%	2.81	+0.27 months
Dorchester County, MD	250	+12.1%	6.25	+0.53 months
Kent County, MD	113	+61.4%	4.91	+1.87 months
Queen Anne's County, MD	260	+13.5%	3.61	+0.38 months
Talbot County, MD	256	+18.0%	5.12	+0.5 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

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at BrightMLS.com.

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

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

Maryland Eastern Shore

May 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of June 4, 2026

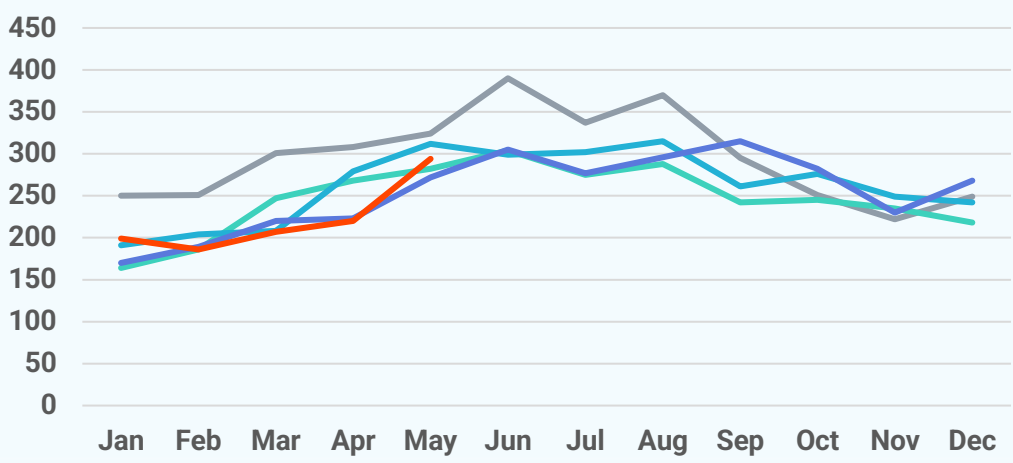
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	294	272	+8.1%
Median Sold Price	$422,450	$420,000	+0.6%
Median Days on Market	16 days	15 days	+1 day
New Pending Sales	367	313	+17.3%
New Listings	367	346	+6.1%
Active Listings	1,060	895	+18.4%
Months of Supply	4.06	3.48	+0.58 mos.

Closed Sales

294
May 2026

+8.1%
May '26 vs. May '25
(May '25: 272)

+33.6%
May '26 vs. Apr '26
(Apr '26: 220)



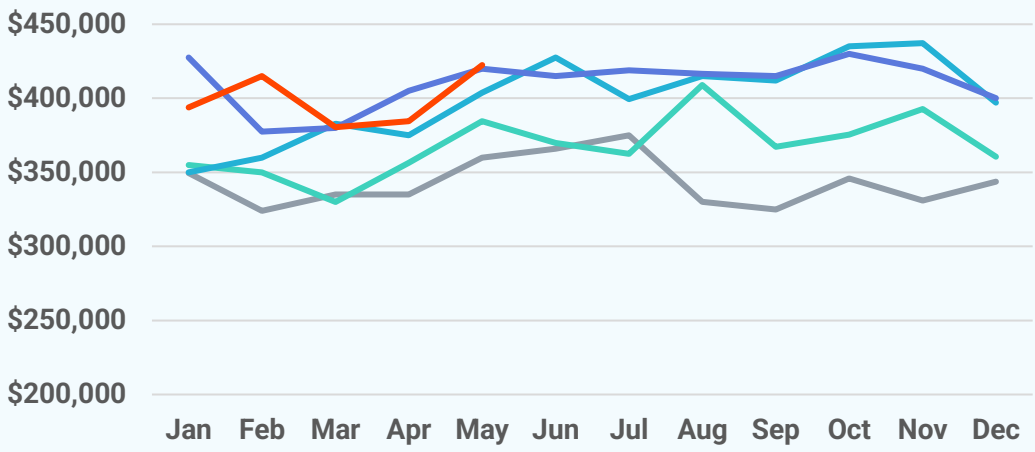
Median Sold Price

2026 2025 2024 2023 2022

$422,450
May 2026

+0.6%
May '26 vs. May '25
(May '25: $420,000)

+9.9%
May '26 vs. Apr '26
(Apr '26: $384,500)



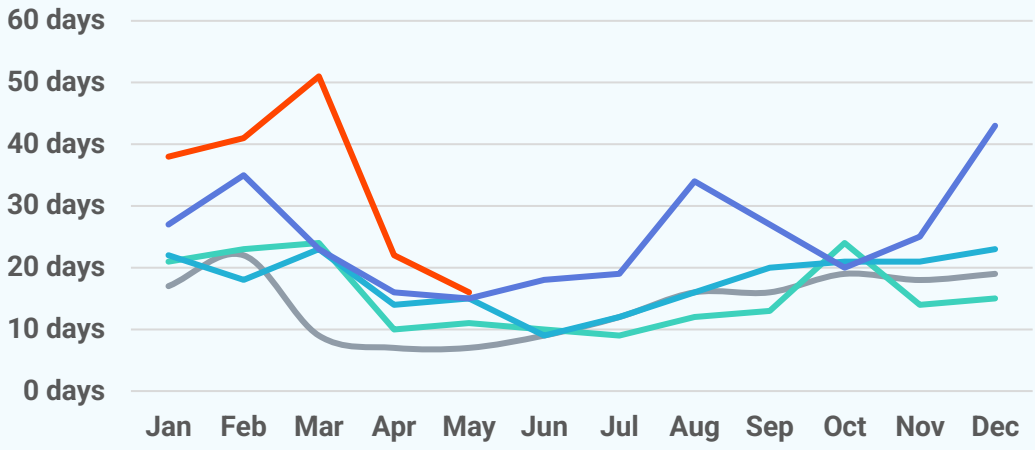
Median Days on Market

2026 2025 2024 2023 2022

16 days
May 2026

+1 day
May '26 vs. May '25
(May '25: 15 days)

-6 days
May '26 vs. Apr '26
(Apr '26: 22 days)



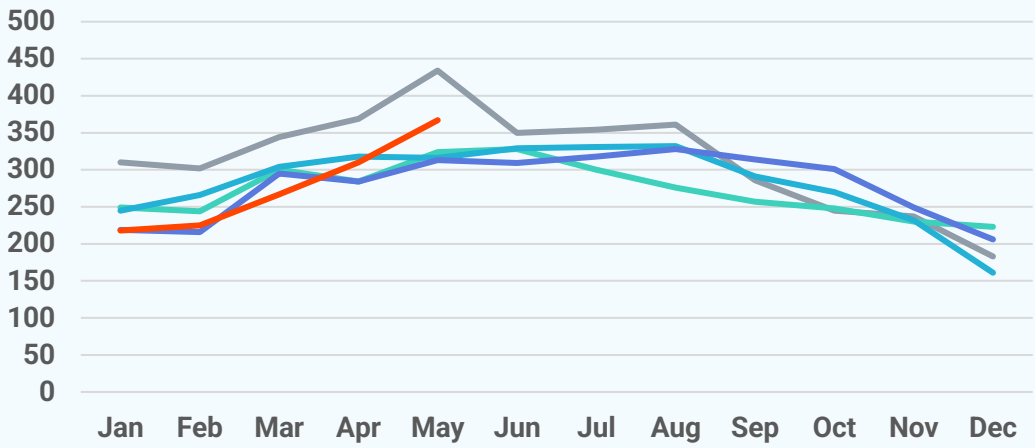
New Pending Sales

2026 2025 2024 2023 2022

367
May 2026

+17.3%
May '26 vs. May '25
(May '25: 313)

+18.4%
May '26 vs. Apr '26
(Apr '26: 310)



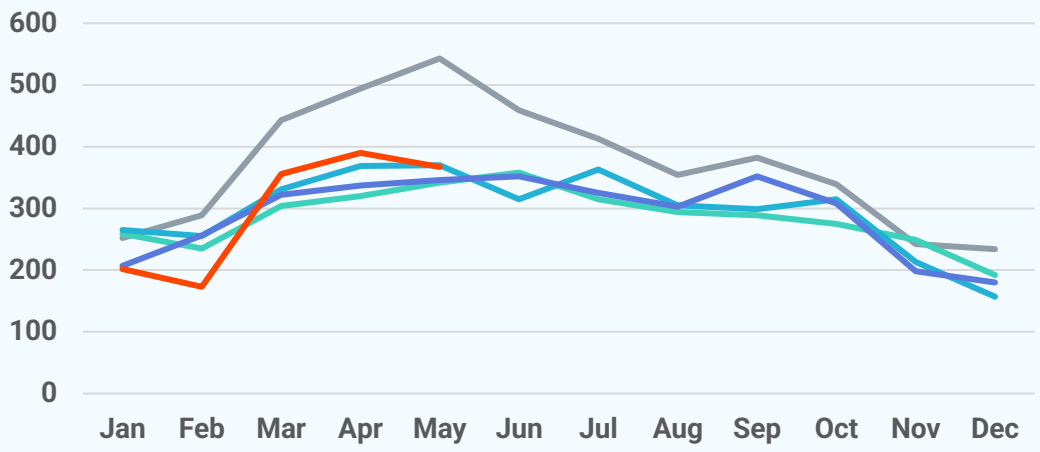
New Listings

2026 2025 2024 2023 2022

367
May 2026

+6.1%
May '26 vs. May '25
(May '25: 346)

-5.9%
May '26 vs. Apr '26
(Apr '26: 390)



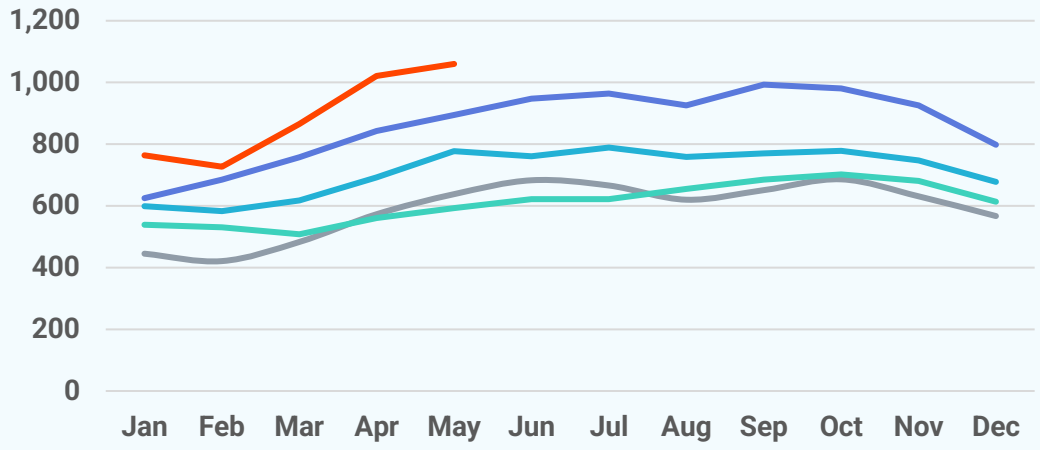
Active Listings

2026 2025 2024 2023 2022

1,060
May 2026

+18.4%
May '26 vs. May '25
(May '25: 895)

+3.8%
May '26 vs. Apr '26
(Apr '26: 1,021)



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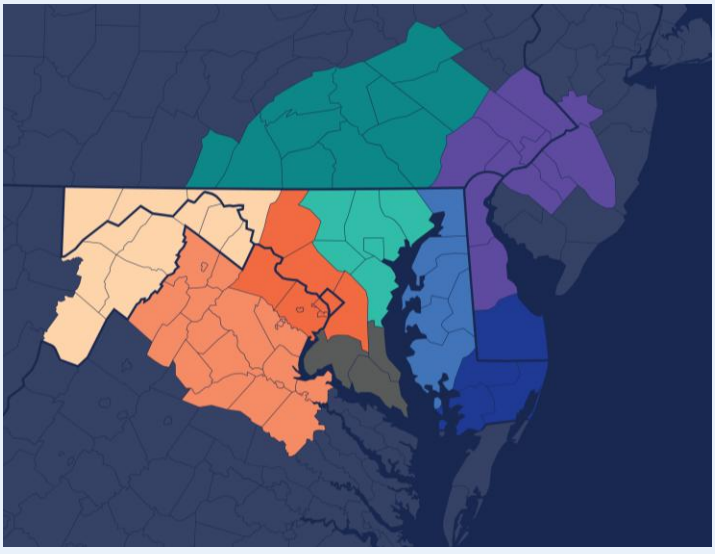


Maryland Eastern Shore

May 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of June 4, 2026

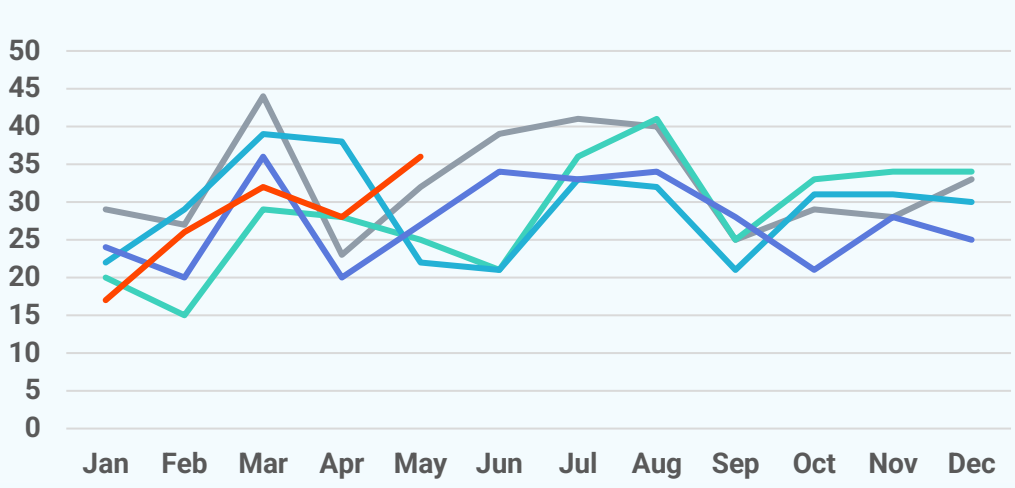
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	36	27	+33.3%
Median Sold Price	$303,250	$289,500	+4.7%
Median Days on Market	20 days	16 days	+4 days
New Pending Sales	33	34	-2.9%
New Listings	36	28	+28.6%
Active Listings	109	73	+49.3%
Months of Supply	3.76	2.61	+1.15 mos.

Closed Sales

36
May 2026

+33.3%
May '26 vs. May '25
(May '25: 27)

+28.6%
May '26 vs. Apr '26
(Apr '26: 28)



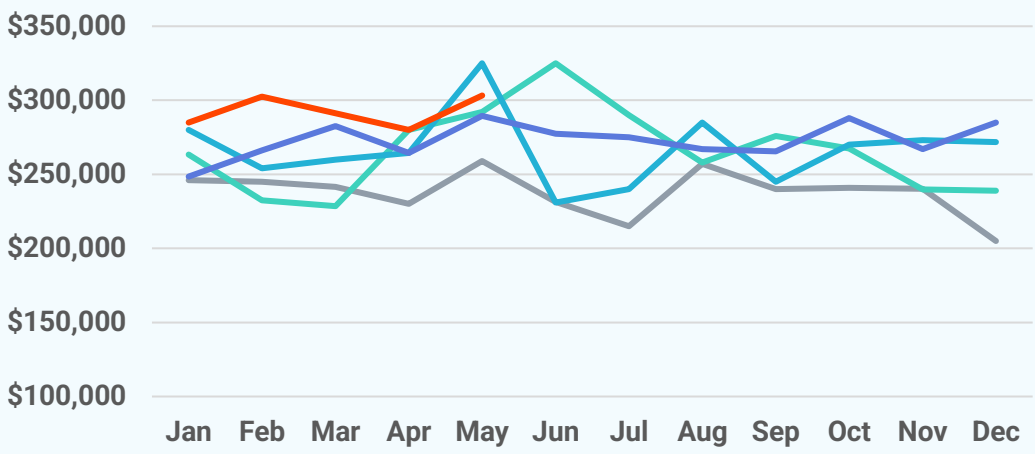
Median Sold Price

2026 2025 2024 2023 2022

$303,250
May 2026

+4.7%
May '26 vs. May '25
(May '25: $289,500)

+8.3%
May '26 vs. Apr '26
(Apr '26: $280,000)



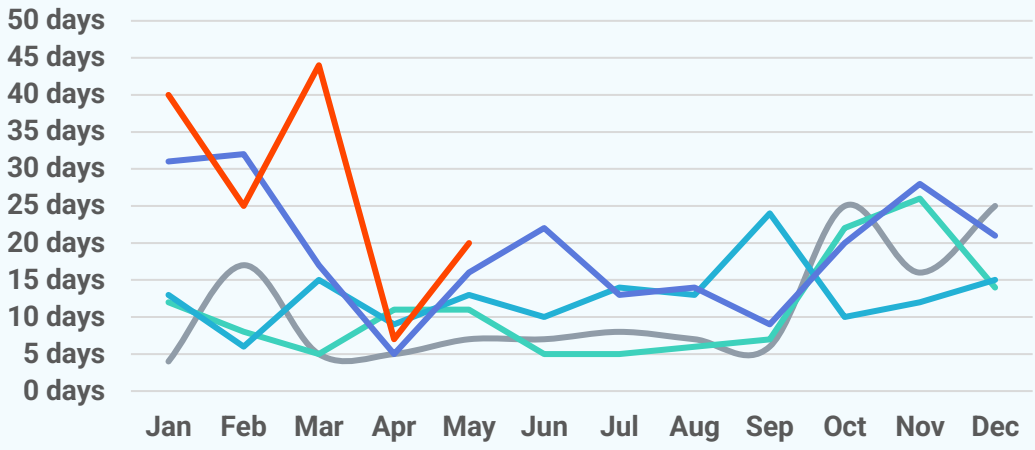
Median Days on Market

2026 2025 2024 2023 2022

20 days
May 2026

+4 days
May '26 vs. May '25
(May '25: 16 days)

+13 days
May '26 vs. Apr '26
(Apr '26: 7 days)



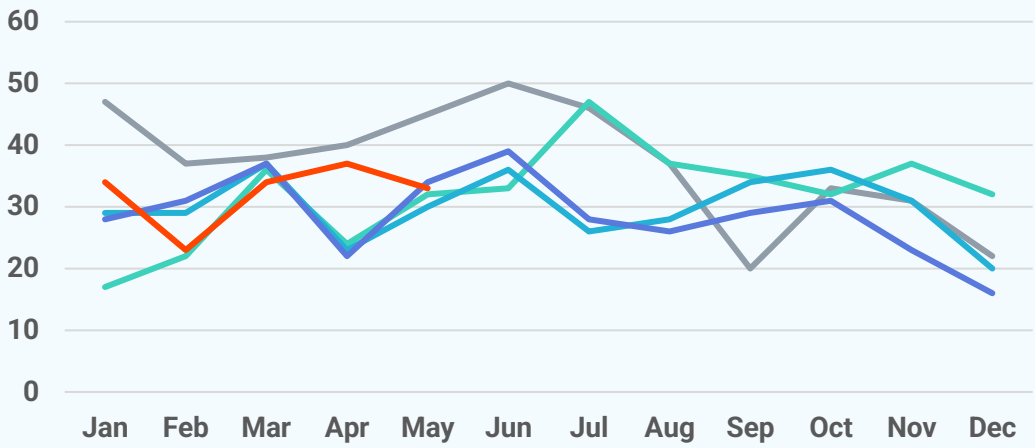
New Pending Sales

2026 2025 2024 2023 2022

33
May 2026

-2.9%
May '26 vs. May '25
(May '25: 34)

-10.8%
May '26 vs. Apr '26
(Apr '26: 37)



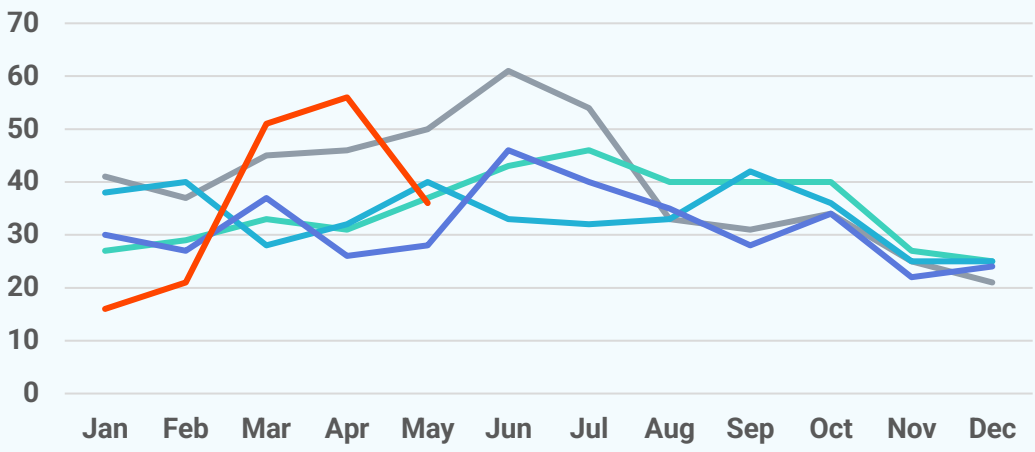
New Listings

2026 2025 2024 2023 2022

36
May 2026

+28.6%
May '26 vs. May '25
(May '25: 28)

-35.7%
May '26 vs. Apr '26
(Apr '26: 56)



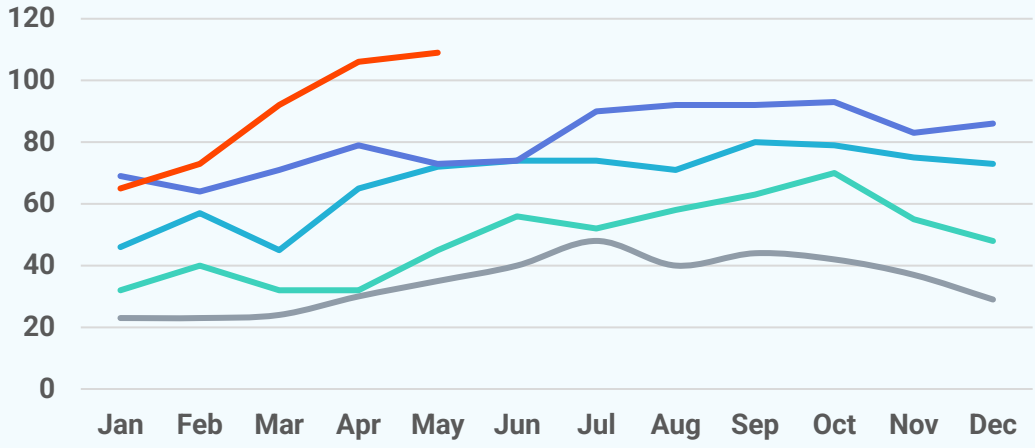
Active Listings

2026 2025 2024 2023 2022

109
May 2026

+49.3%
May '26 vs. May '25
(May '25: 73)

+2.8%
May '26 vs. Apr '26
(Apr '26: 106)



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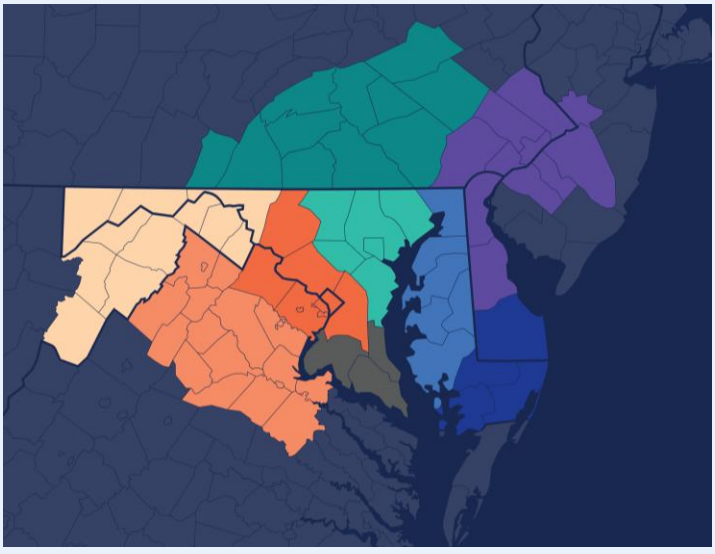


Maryland Eastern Shore

May 2026 Condos Report

Prepared by Bright Research

Data as of June 4, 2026

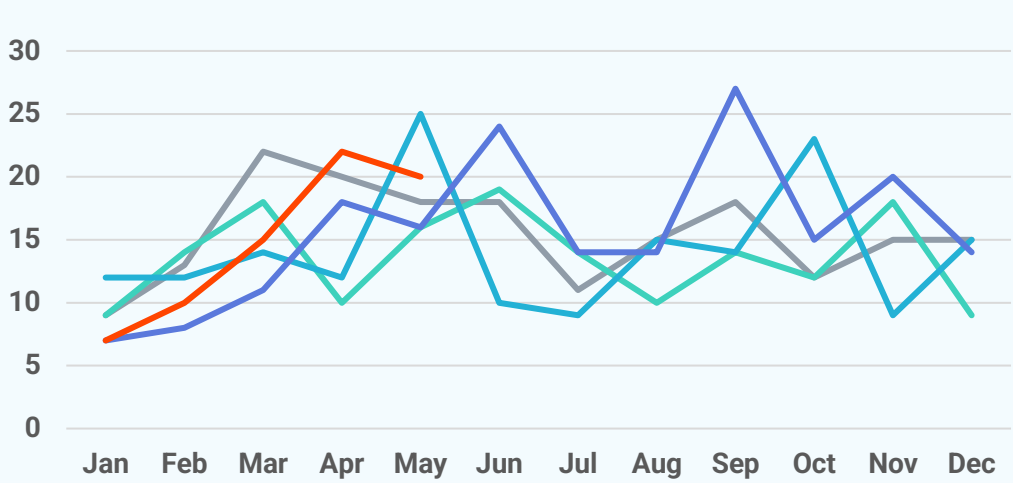
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	20	16	+25.0%
Median Sold Price	$400,950	$344,950	+16.2%
Median Days on Market	53 days	84 days	-31 days
New Pending Sales	14	25	-44.0%
New Listings	22	20	+10.0%
Active Listings	94	90	+4.4%
Months of Supply	5.53	6.92	-1.39 mos.

Closed Sales

20
May 2026

+25.0%
May '26 vs. May '25
(May '25: 16)

-9.1%
May '26 vs. Apr '26
(Apr '26: 22)



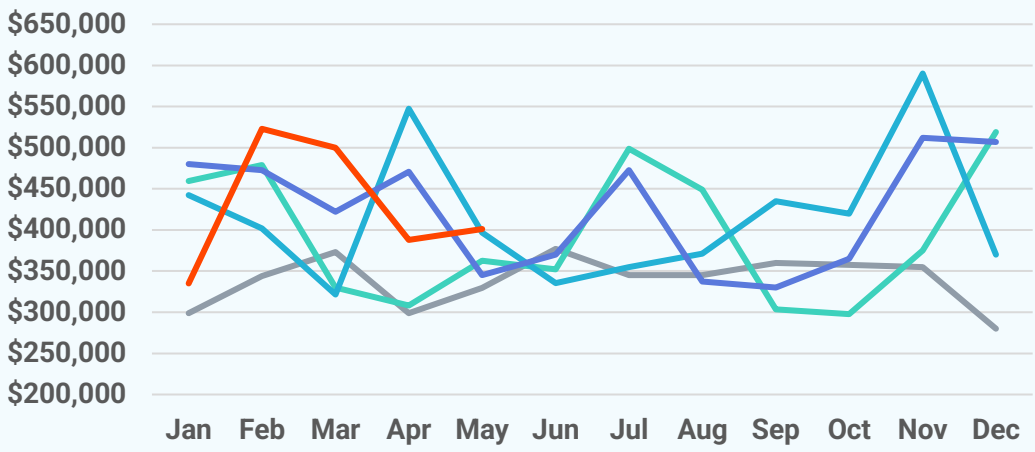
Median Sold Price

2026 2025 2024 2023 2022

$400,950
May 2026

+16.2%
May '26 vs. May '25
(May '25: $344,950)

+3.4%
May '26 vs. Apr '26
(Apr '26: $387,750)



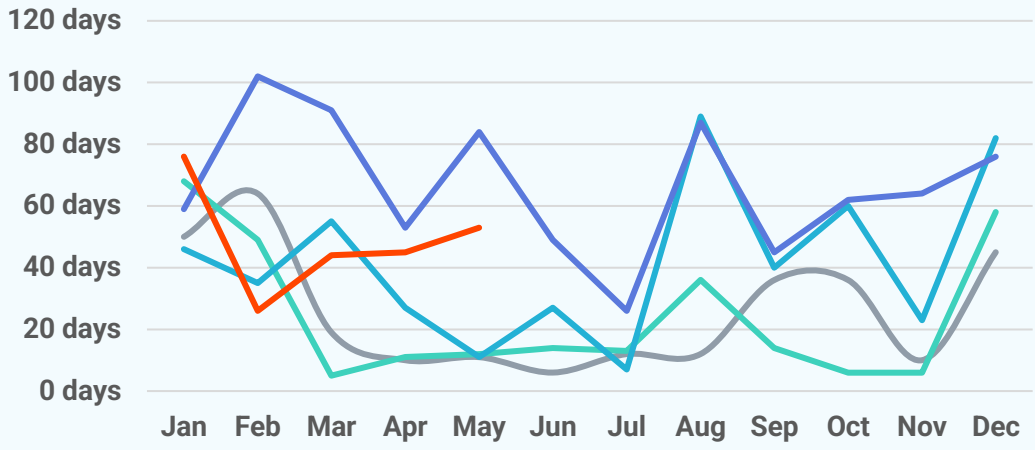
Median Days on Market

2026 2025 2024 2023 2022

53 days
May 2026

-31 days
May '26 vs. May '25
(May '25: 84 days)

+8 days
May '26 vs. Apr '26
(Apr '26: 45 days)



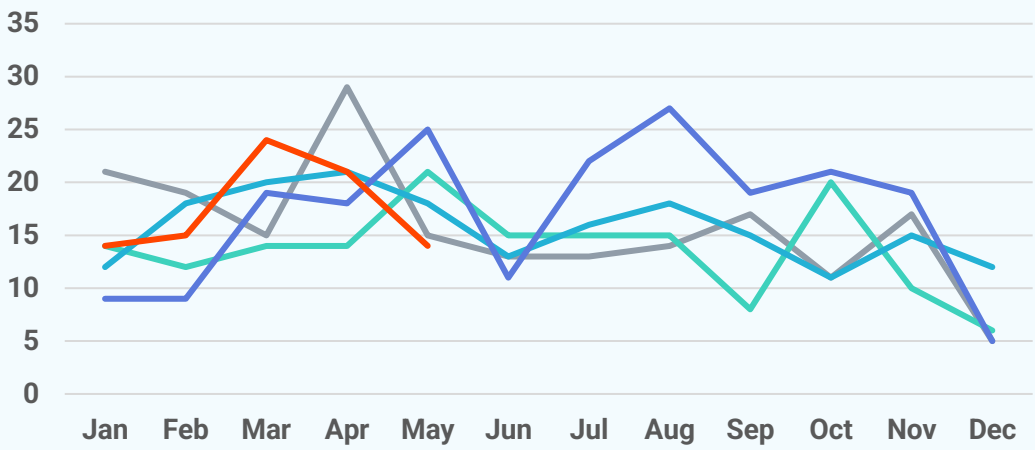
New Pending Sales

2026 2025 2024 2023 2022

14
May 2026

-44.0%
May '26 vs. May '25
(May '25: 25)

-33.3%
May '26 vs. Apr '26
(Apr '26: 21)



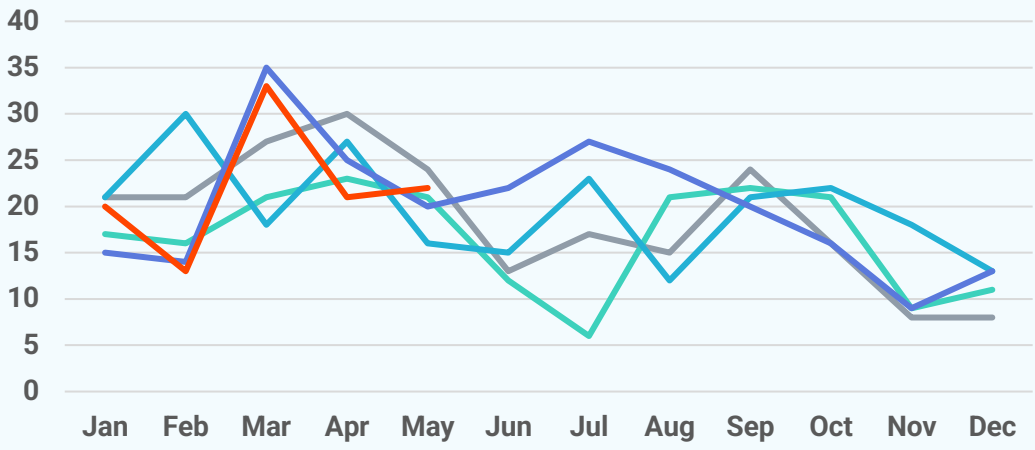
New Listings

2026 2025 2024 2023 2022

22
May 2026

+10.0%
May '26 vs. May '25
(May '25: 20)

+4.8%
May '26 vs. Apr '26
(Apr '26: 21)



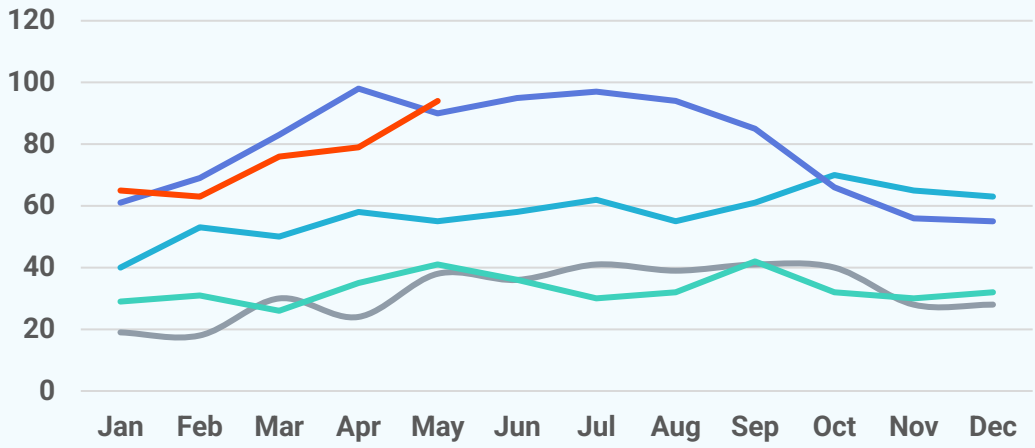
Active Listings

2026 2025 2024 2023 2022

94
May 2026

+4.4%
May '26 vs. May '25
(May '25: 90)

+19.0%
May '26 vs. Apr '26
(Apr '26: 79)



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at **BrightMLS.com**.

