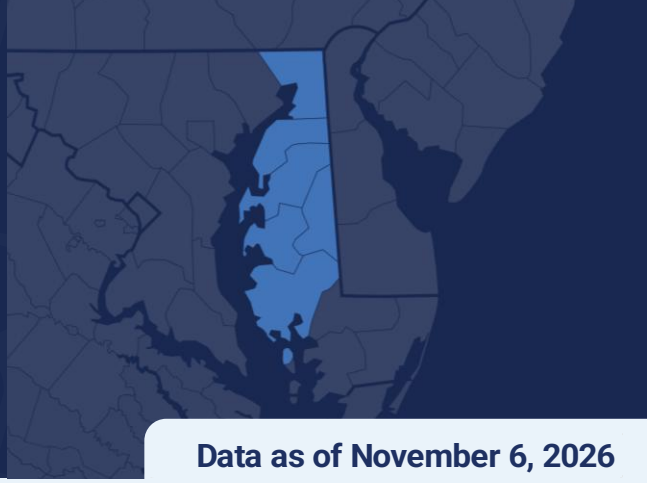
Maryland Eastern Shore

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	293	315	-7.0%	2,964	2,991	-0.9%
Median Sold Price	$407,500	$408,500	-0.2%	$399,900	$395,000	+1.2%
Median Days on Market	27 days	19 days	+8 days	24 days	20 days	+4 days
New Purchase Contracts	285	383	-25.6%	3,520	3,664	-3.9%
New Listings	413	413	+0.0%	4,464	4,375	+2.0%
Active Listings	1,427	1,154	+23.7%	1,427	1,154	+23.7%
Months of Supply	4.82	3.88	+0.94 mos.	4.82	3.88	+0.94 mos.
Showings	2,864	3,221	-11.1%	32,959	33,516	-1.7%

Housing Market Trends

Dramatic buyer withdrawal on the Maryland Eastern Shore. Buyers on the Maryland Eastern Shore have changed their plans in light of mortgage rate movement. Following a 17.9% year-over-year drop in September, new purchase contracts plummeted 25.6% in October 2026. Buyers across all home types and each county showed significantly diminished interest compared to a year ago.

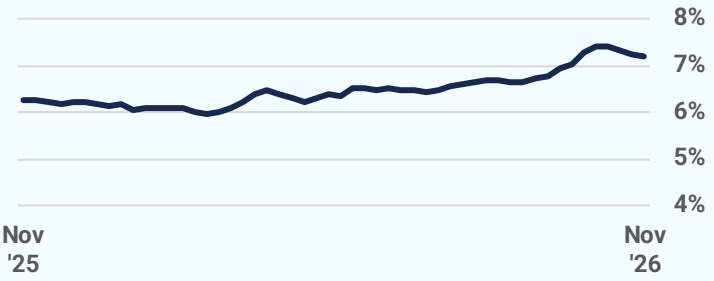
The silver lining for buyers that remain in the market is softer prices and more time to make decisions. The median price was down 0.2% though there is variation across local markets. Additionally, the median days on market was nearly a month, at 27 days in October 2026, giving the typical buyer 8 more days to shop than last year.

New listings activity was flat from a year ago. However, single-family detached listings actually rose in October, up 3.7%. Whether these sellers remain optimistic and continue to list will be seen in the coming months.

Market Outlook

The market is expected to continue to be slow for the final months of 2026. Fewer buyers on the Maryland Eastern Shore will sign contracts or attend showings and overall closed sales will be lower for 2026 than 2025. Buyers and sellers will need to continue working together in today's higher interest rate environment.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

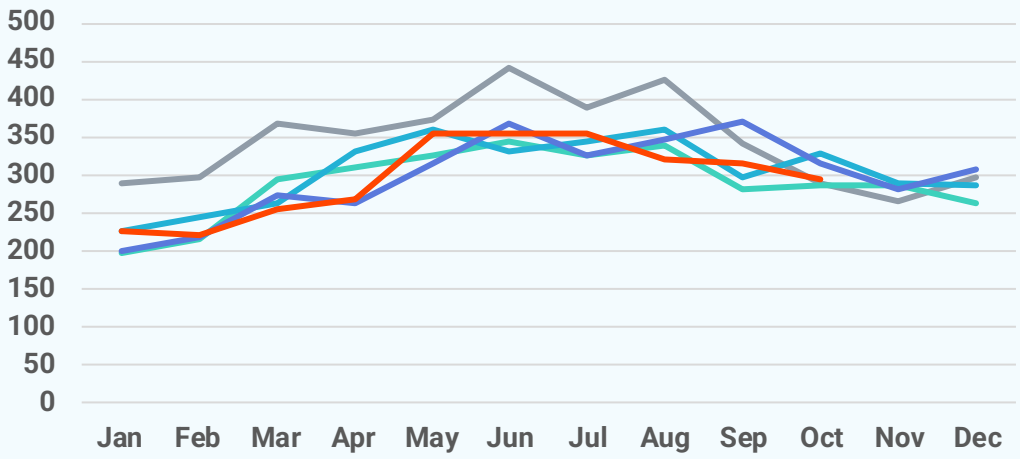
Closed Sales

2026 2025 2024 2023 2022

293
October 2026

-7.0%
Oct '26 vs. Oct '25
(Oct '25: 315)

-6.7%
Oct '26 vs. Sep '26
(Sep '26: 314)



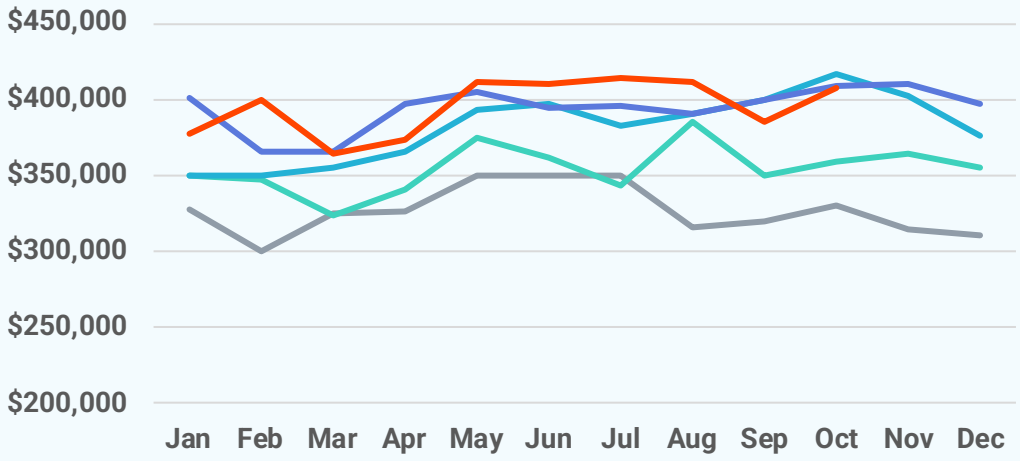
Median Sold Price

2026 2025 2024 2023 2022

$407,500
October 2026

-0.2%
Oct '26 vs. Oct '25
(Oct '25: $408,500)

+5.8%
Oct '26 vs. Sep '26
(Sep '26: $385,000)



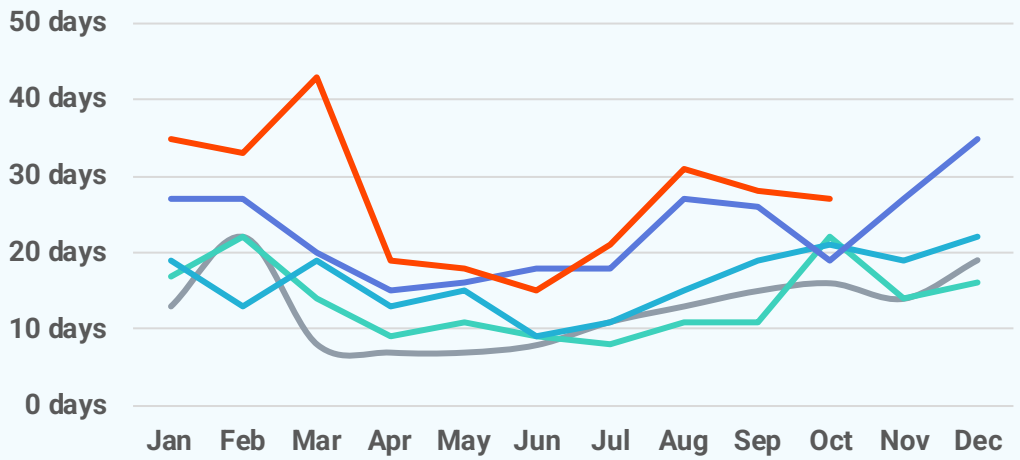
Median Days on Market

2026 2025 2024 2023 2022

27 days
October 2026

+8 days
Oct '26 vs. Oct '25
(Oct '25: 19 days)

-1 day
Oct '26 vs. Sep '26
(Sep '26: 28 days)



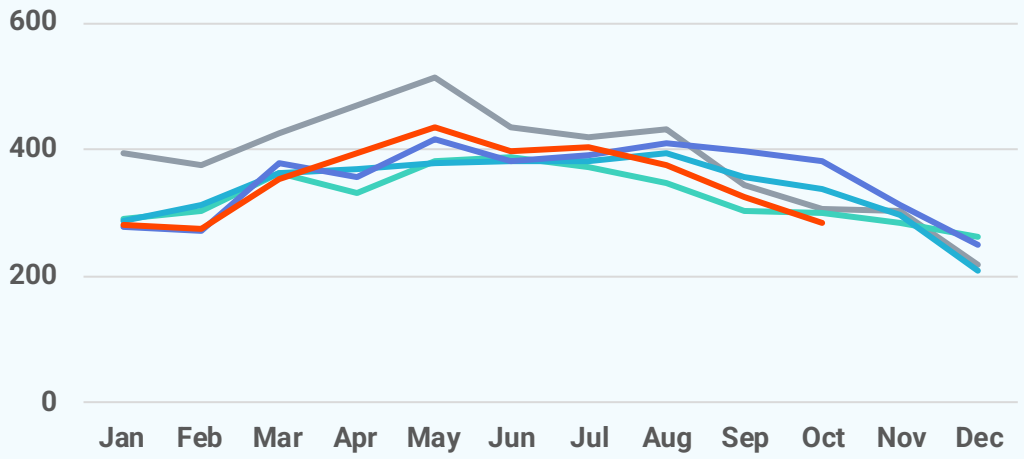
New Purchase Contracts

2026 2025 2024 2023 2022

285
October 2026

-25.6%
Oct '26 vs. Oct '25
(Oct '25: 383)

-12.6%
Oct '26 vs. Sep '26
(Sep '26: 326)



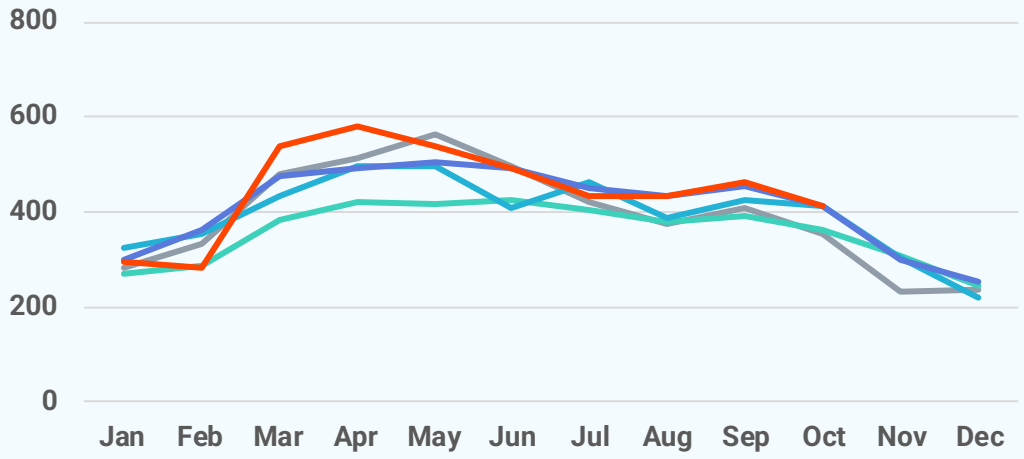
New Listings

2026 2025 2024 2023 2022

413
October 2026

+0.0%
Oct '26 vs. Oct '25
(Oct '25: 413)

-10.4%
Oct '26 vs. Sep '26
(Sep '26: 461)



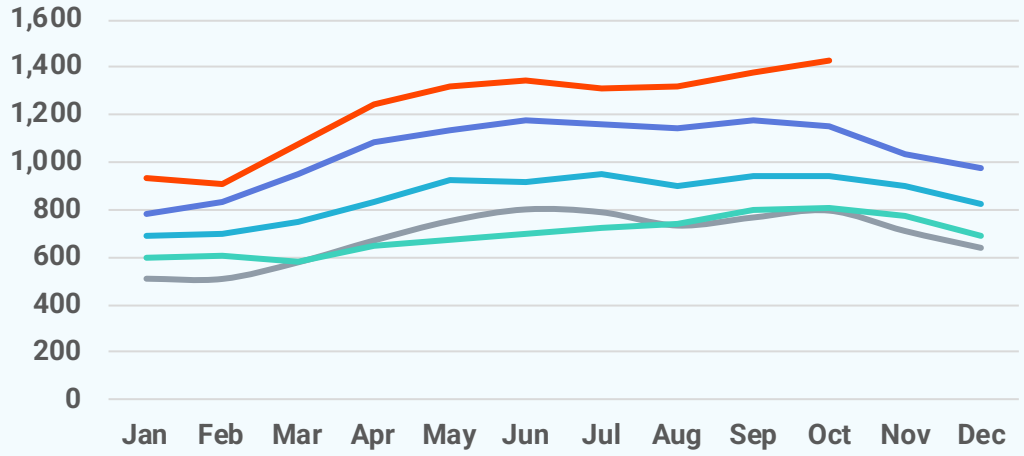
Active Listings

2026 2025 2024 2023 2022

1,427
October 2026

+23.7%
Oct '26 vs. Oct '25
(Oct '25: 1,154)

+3.9%
Oct '26 vs. Sep '26
(Sep '26: 1,374)



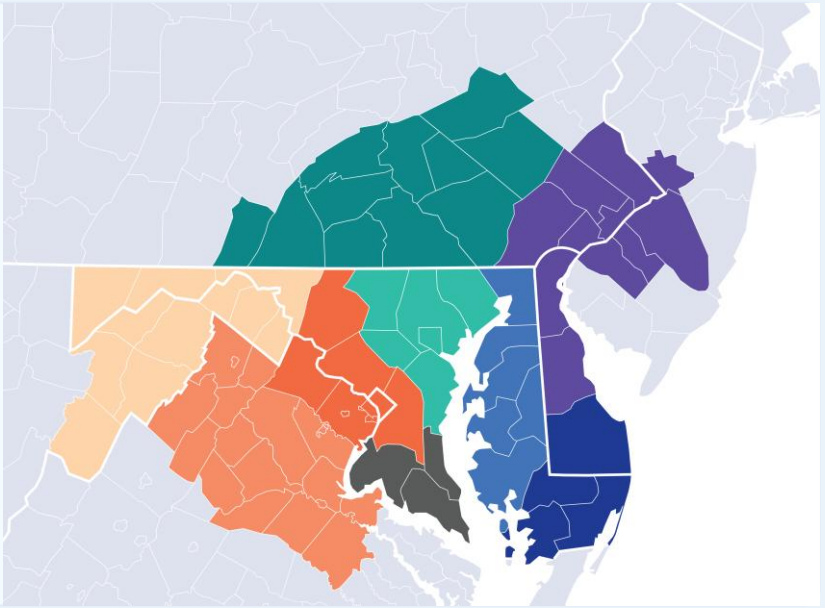
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
MD Eastern Shore	293	-7.0%	$407,500	-0.2%	27 days	+8 days
Caroline County, MD	26	-18.8%	$287,495	+7.5%	29 days	+9 days
Cecil County, MD	84	-2.3%	$365,000	+4.3%	19 days	+3 days
Dorchester County, MD	31	-11.4%	$279,000	-2.4%	76 days	+43 days
Kent County, MD	23	-14.8%	$395,000	+9.0%	26 days	+20 days
Queen Anne's County, MD	89	+3.5%	$555,000	+1.8%	40 days	+15 days
Talbot County, MD	40	-18.4%	$477,450	-15.5%	28 days	+12 days

Local Markets	New Purchase Contracts		New Listings		Showings	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
MD Eastern Shore	285	-25.6%	413	+0.0%	2,864	-11.1%
Caroline County, MD	23	-41.0%	39	-17.0%	237	+13.4%
Cecil County, MD	89	-25.2%	123	+0.8%	919	-3.8%
Dorchester County, MD	30	-46.4%	55	-17.9%	288	-30.3%
Kent County, MD	23	-20.7%	30	+3.4%	241	+33.9%
Queen Anne's County, MD	74	-9.8%	94	+4.4%	623	-23.8%
Talbot County, MD	46	-20.7%	72	+24.1%	556	-13.9%

Local Markets	Active Listings		Months of Supply	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
MD Eastern Shore	1,427	+23.7%	4.82	+0.94 months
Caroline County, MD	130	+27.5%	4.67	+1.12 months
Cecil County, MD	301	+28.1%	3.39	+0.71 months
Dorchester County, MD	275	+12.7%	7.38	+1.1 months
Kent County, MD	146	+64.0%	6.44	+2.76 months
Queen Anne's County, MD	302	+27.4%	4.31	+0.9 months
Talbot County, MD	273	+10.5%	5.52	+0.37 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

October 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of November 6, 2026

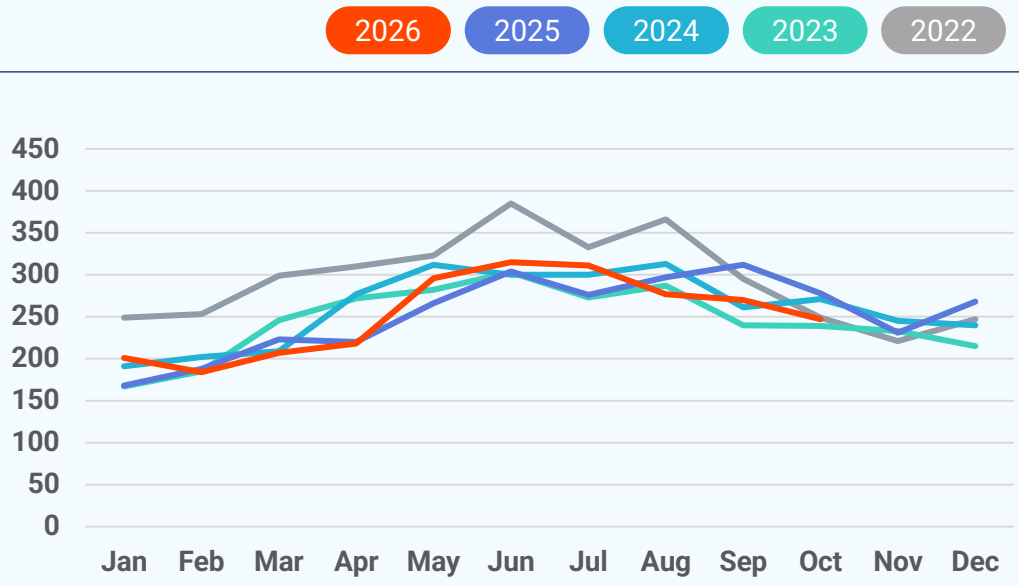
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	247	278	-11.2%
Median Sold Price	$419,000	$430,000	-2.6%
Median Days on Market	26 days	17 days	+9 days
New Purchase Contracts	248	325	-23.7%
New Listings	363	350	+3.7%
Active Listings	1,174	978	+20.0%
Months of Supply	4.66	3.89	+0.77 mos.

Closed Sales

247
October 2026

-11.2%
Oct '26 vs. Oct '25
(Oct '25: 278)

-8.5%
Oct '26 vs. Sep '26
(Sep '26: 270)



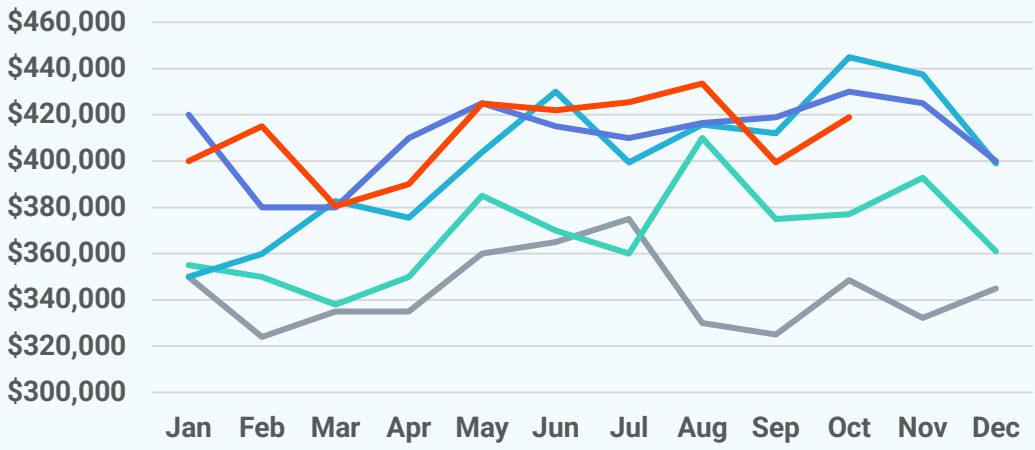
Median Sold Price

2026 2025 2024 2023 2022

$419,000
October 2026

-2.6%
Oct '26 vs. Oct '25
(Oct '25: $430,000)

+4.9%
Oct '26 vs. Sep '26
(Sep '26: $399,450)



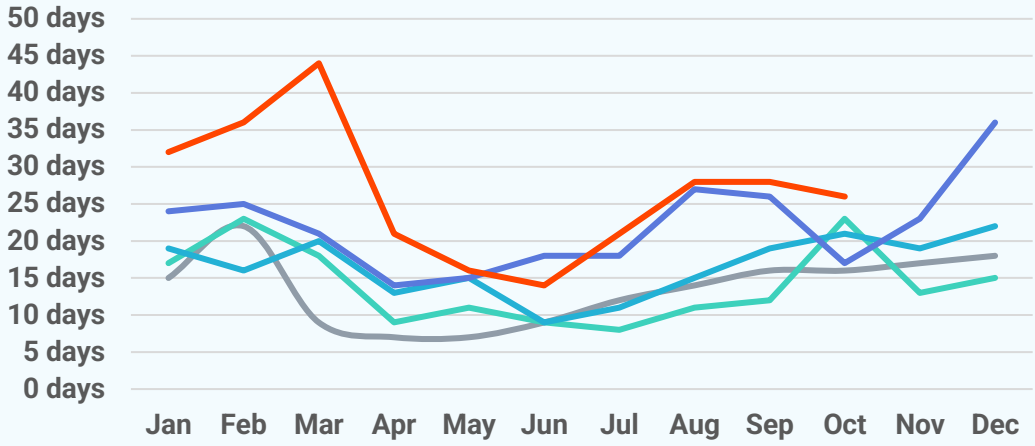
Median Days on Market

2026 2025 2024 2023 2022

26 days
October 2026

+9 days
Oct '26 vs. Oct '25
(Oct '25: 17 days)

-2 days
Oct '26 vs. Sep '26
(Sep '26: 28 days)



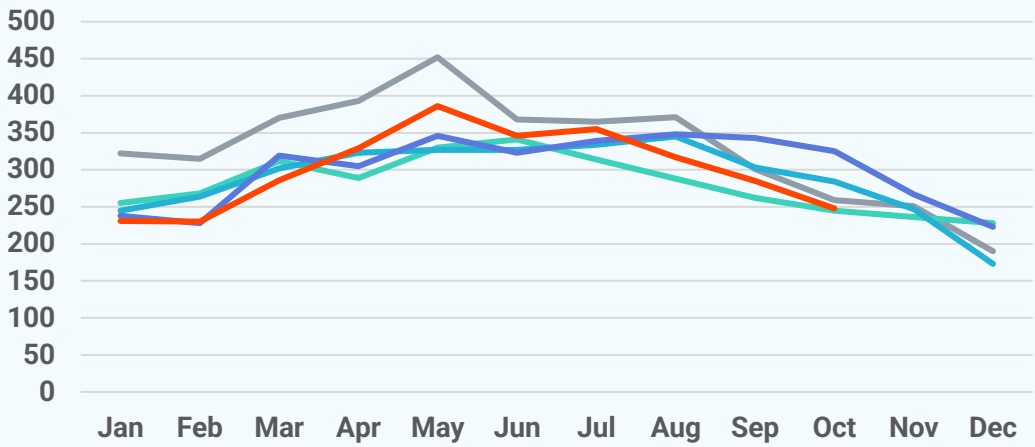
New Purchase Contracts

2026 2025 2024 2023 2022

248
October 2026

-23.7%
Oct '26 vs. Oct '25
(Oct '25: 325)

-13.0%
Oct '26 vs. Sep '26
(Sep '26: 285)



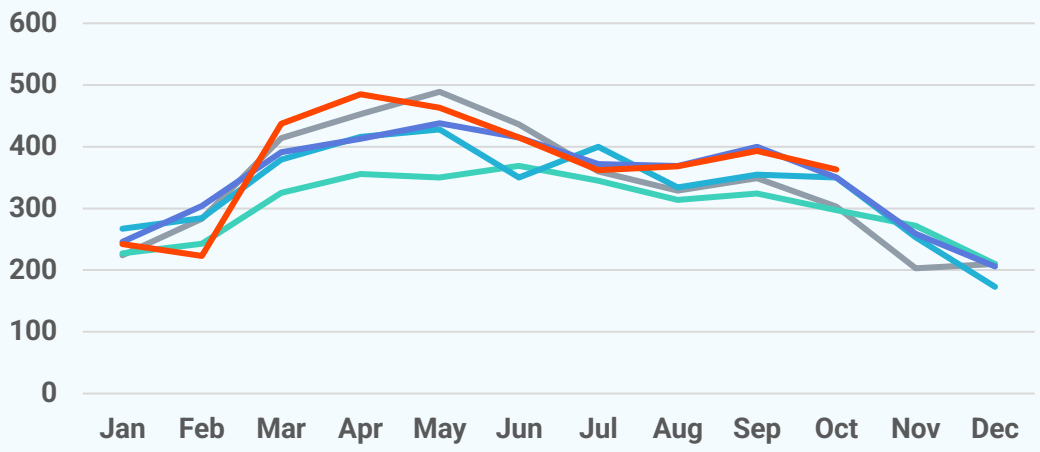
New Listings

2026 2025 2024 2023 2022

363
October 2026

+3.7%
Oct '26 vs. Oct '25
(Oct '25: 350)

-7.6%
Oct '26 vs. Sep '26
(Sep '26: 393)



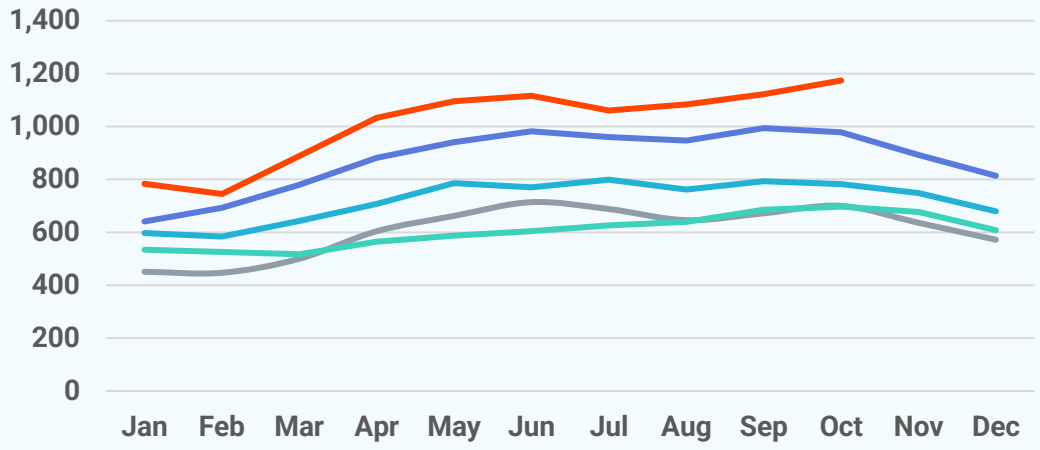
Active Listings

2026 2025 2024 2023 2022

1,174
October 2026

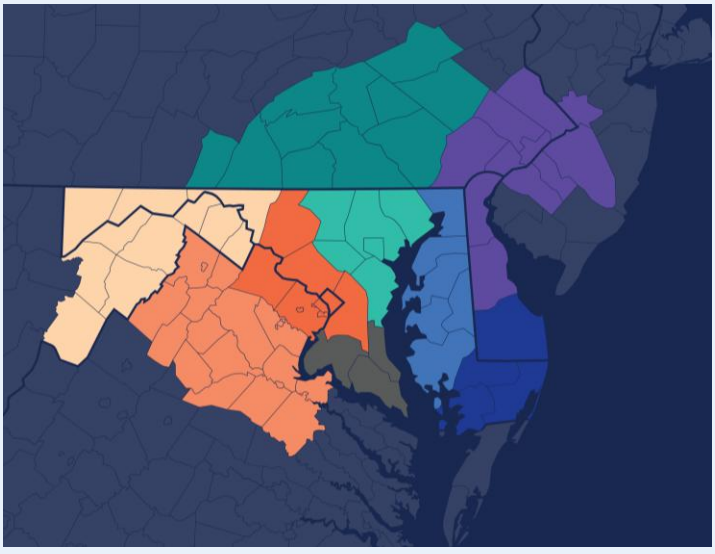
+20.0%
Oct '26 vs. Oct '25
(Oct '25: 978)

+4.6%
Oct '26 vs. Sep '26
(Sep '26: 1,122)



About Bright MLS

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Maryland Eastern Shore

October 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of November 6, 2026

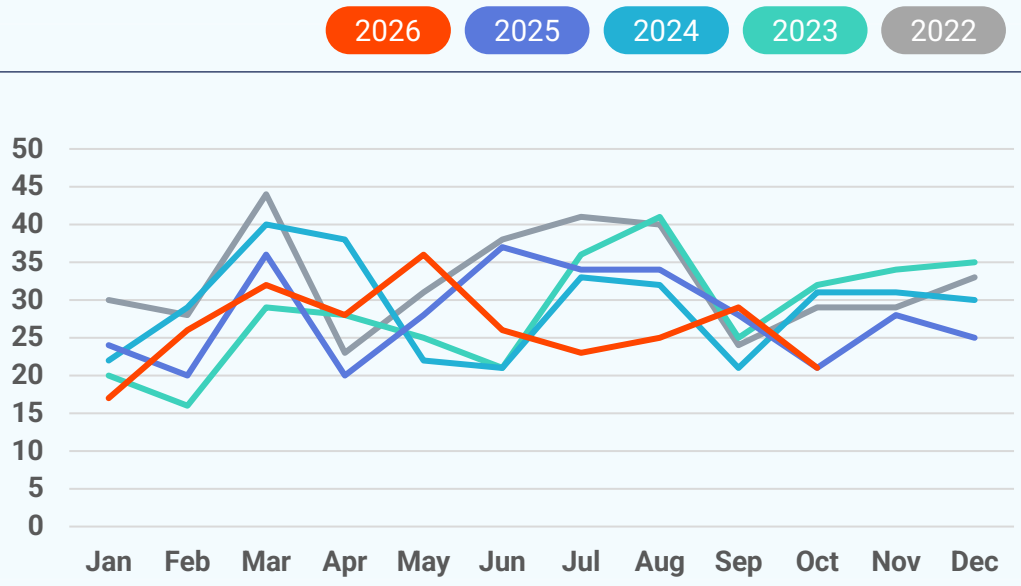
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	21	21	+0.0%
Median Sold Price	$270,000	$288,000	-6.3%
Median Days on Market	66 days	20 days	+46 days
New Purchase Contracts	21	33	-36.4%
New Listings	29	38	-23.7%
Active Listings	141	97	+45.4%
Months of Supply	5.35	3.39	+1.96 mos.

Closed Sales

21
October 2026

+0.0%
Oct '26 vs. Oct '25
(Oct '25: 21)

-27.6%
Oct '26 vs. Sep '26
(Sep '26: 29)



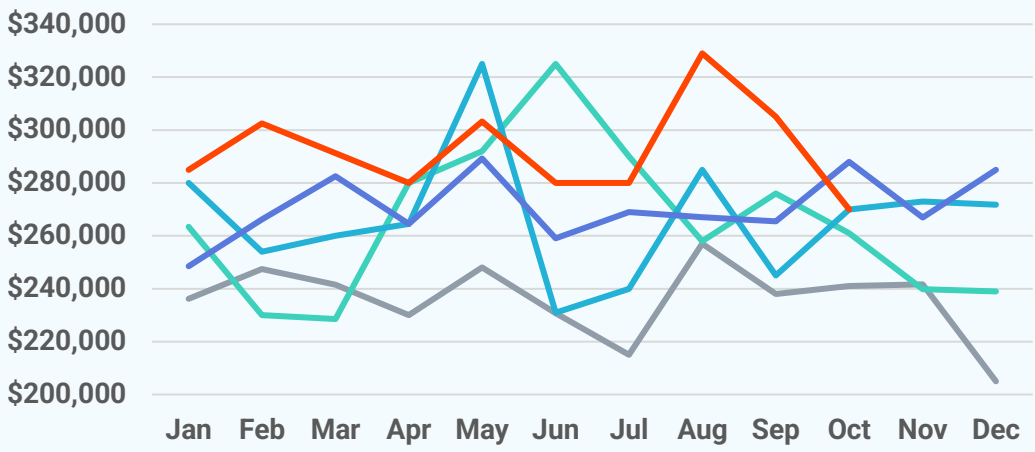
Median Sold Price

2026 2025 2024 2023 2022

$270,000
October 2026

-6.3%
Oct '26 vs. Oct '25
(Oct '25: $288,000)

-11.5%
Oct '26 vs. Sep '26
(Sep '26: $305,000)



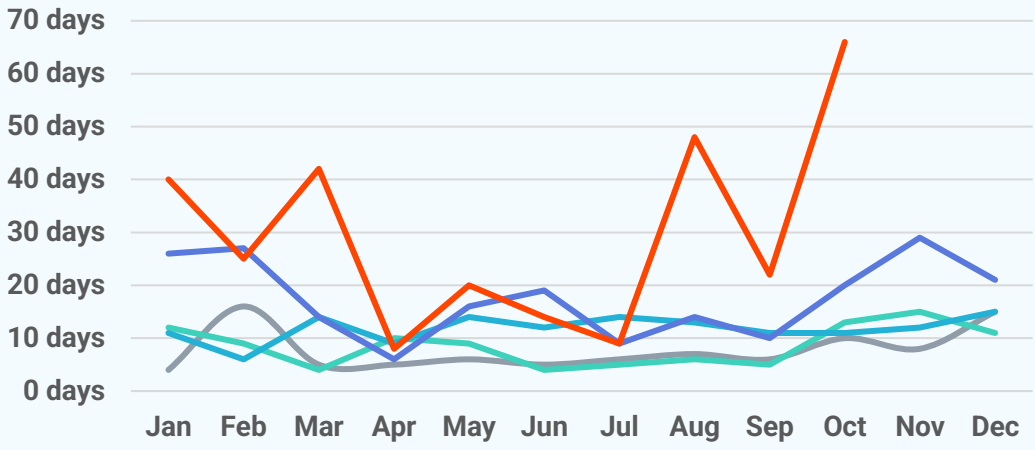
Median Days on Market

2026 2025 2024 2023 2022

66 days
October 2026

+46 days
Oct '26 vs. Oct '25
(Oct '25: 20 days)

+44 days
Oct '26 vs. Sep '26
(Sep '26: 22 days)



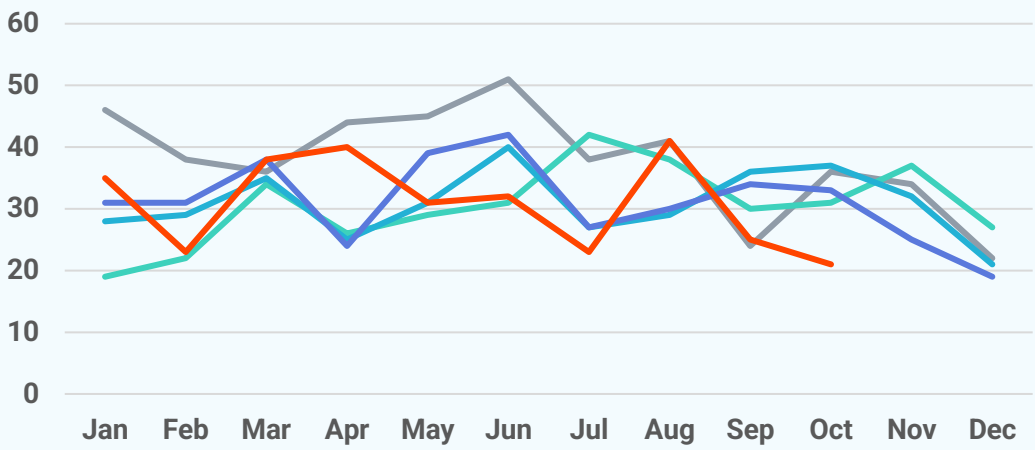
New Purchase Contracts

2026 2025 2024 2023 2022

21
October 2026

-36.4%
Oct '26 vs. Oct '25
(Oct '25: 33)

-16.0%
Oct '26 vs. Sep '26
(Sep '26: 25)



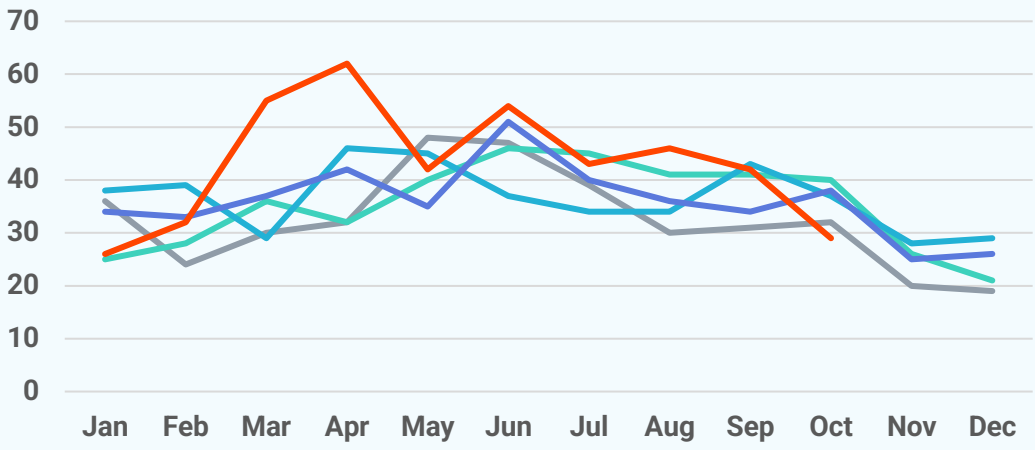
New Listings

2026 2025 2024 2023 2022

29
October 2026

-23.7%
Oct '26 vs. Oct '25
(Oct '25: 38)

-31.0%
Oct '26 vs. Sep '26
(Sep '26: 42)



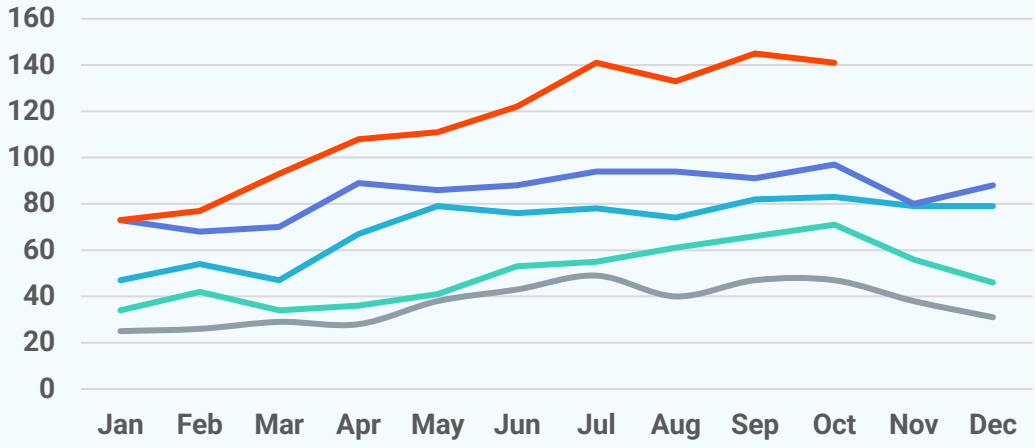
Active Listings

2026 2025 2024 2023 2022

141
October 2026

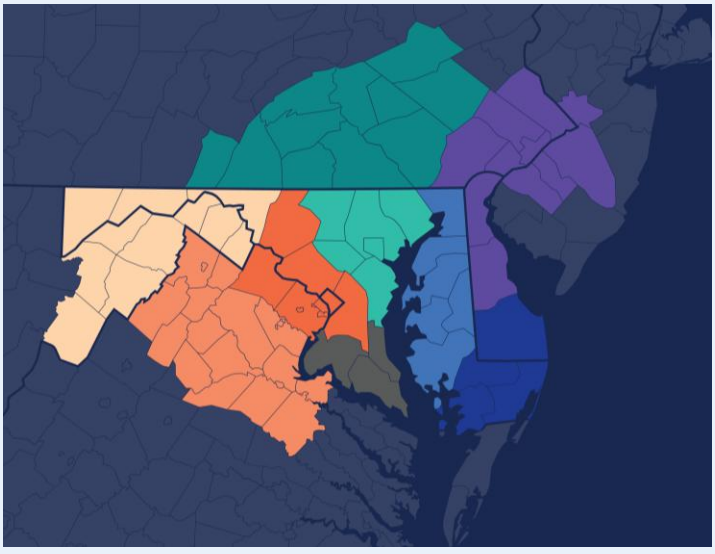
+45.4%
Oct '26 vs. Oct '25
(Oct '25: 97)

-2.8%
Oct '26 vs. Sep '26
(Sep '26: 145)



About Bright MLS

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Maryland Eastern Shore

October 2026 Condos Report

Prepared by Bright Research

Data as of November 6, 2026

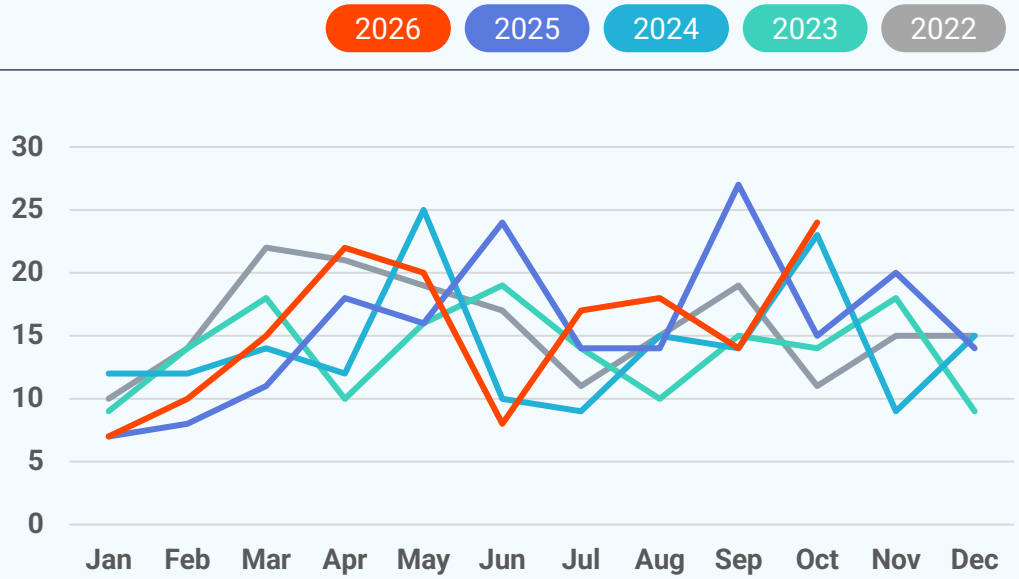
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	24	15	+60.0%
Median Sold Price	$500,585	$365,000	+37.1%
Median Days on Market	49 days	62 days	-13 days
New Purchase Contracts	14	21	-33.3%
New Listings	21	21	+0.0%
Active Listings	96	70	+37.1%
Months of Supply	6.10	4.72	+1.38 mos.

Closed Sales

24
October 2026

+60.0%
Oct '26 vs. Oct '25
(Oct '25: 15)

+71.4%
Oct '26 vs. Sep '26
(Sep '26: 14)



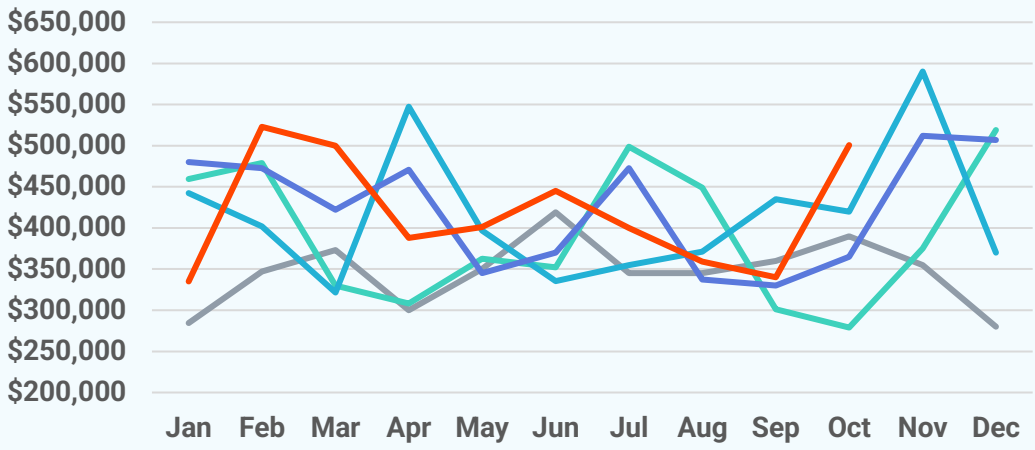
Median Sold Price

2026 2025 2024 2023 2022

$500,585
October 2026

+37.1%
Oct '26 vs. Oct '25
(Oct '25: $365,000)

+47.2%
Oct '26 vs. Sep '26
(Sep '26: $340,000)



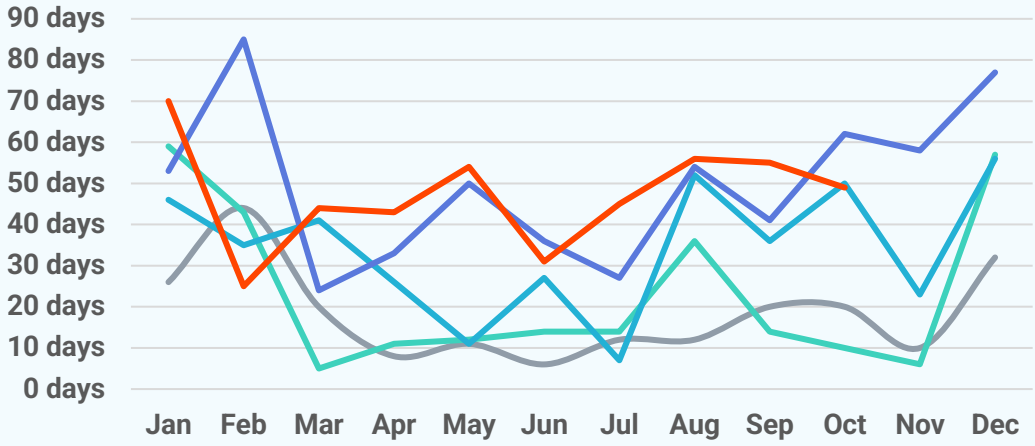
Median Days on Market

2026 2025 2024 2023 2022

49 days
October 2026

-13 days
Oct '26 vs. Oct '25
(Oct '25: 62 days)

-6 days
Oct '26 vs. Sep '26
(Sep '26: 55 days)



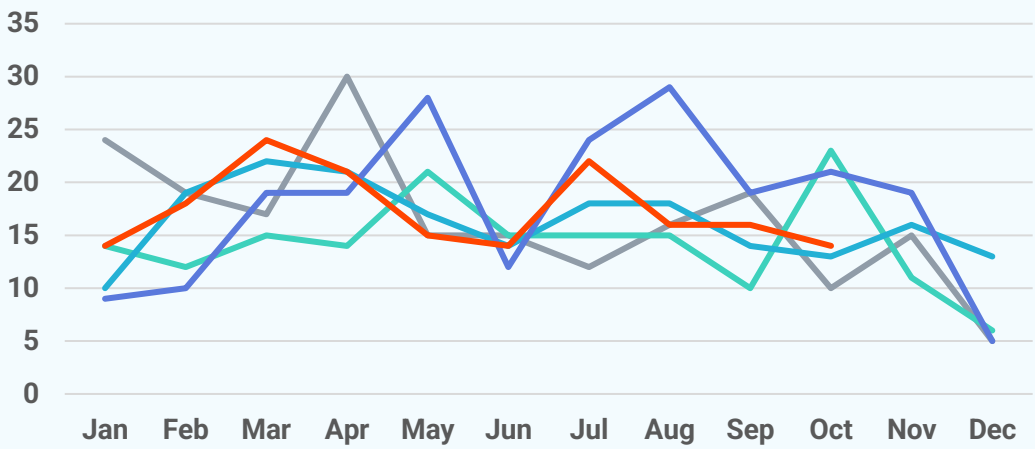
New Purchase Contracts

2026 2025 2024 2023 2022

14
October 2026

-33.3%
Oct '26 vs. Oct '25
(Oct '25: 21)

-12.5%
Oct '26 vs. Sep '26
(Sep '26: 16)



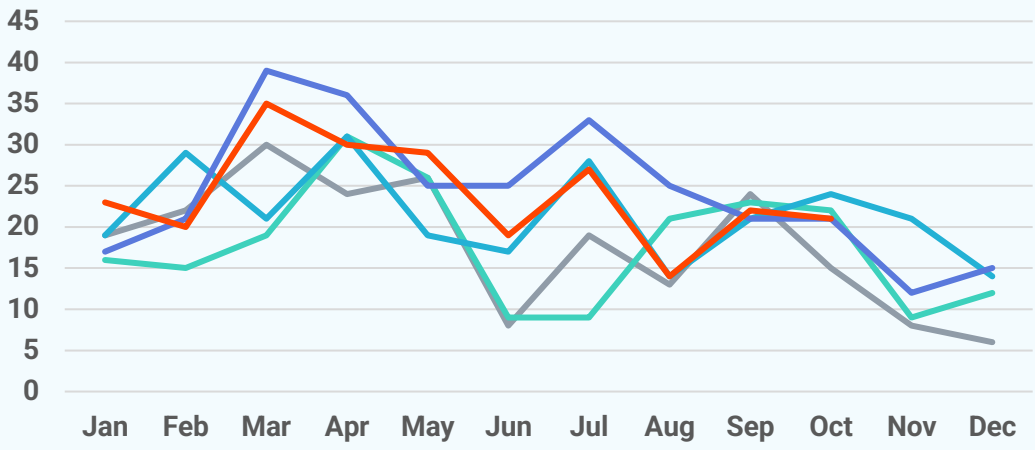
New Listings

2026 2025 2024 2023 2022

21
October 2026

+0.0%
Oct '26 vs. Oct '25
(Oct '25: 21)

-4.5%
Oct '26 vs. Sep '26
(Sep '26: 22)



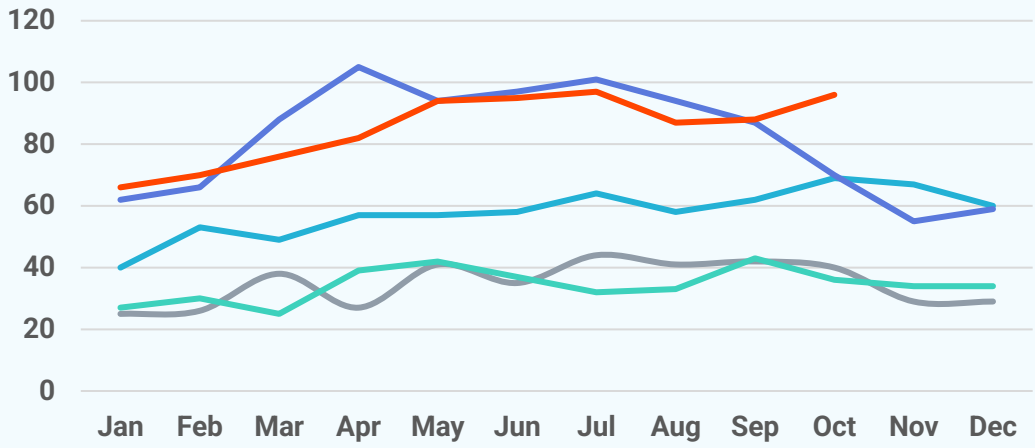
Active Listings

2026 2025 2024 2023 2022

96
October 2026

+37.1%
Oct '26 vs. Oct '25
(Oct '25: 70)

+9.1%
Oct '26 vs. Sep '26
(Sep '26: 88)



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