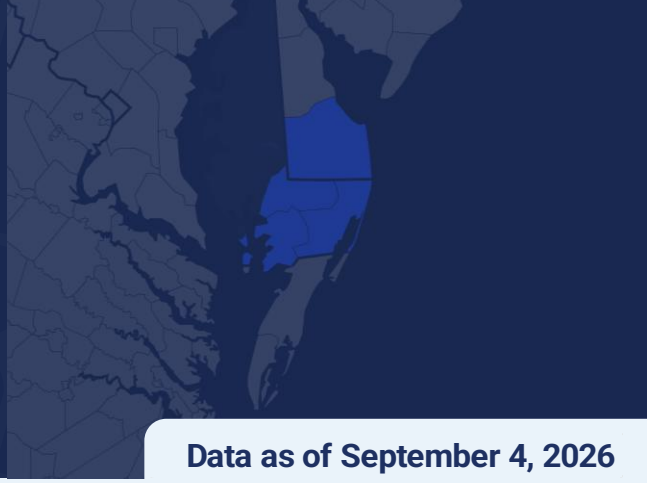
Del/Mar Coastal

August 2026 Housing Market Report

Prepared by Bright Research



Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	829	807	+2.7%	6,032	6,093	-1.0%
Median Sold Price	$400,000	$405,000	-1.2%	$415,000	$415,000	+0.0%
Median Days on Market	47 days	49 days	-2 days	43 days	34 days	+9 days
New Pending Sales	925	922	+0.3%	6,488	6,351	+2.2%
New Listings	971	981	-1.0%	9,043	9,189	-1.6%
Active Listings	3,655	3,353	+9.0%	3,655	3,353	+9.0%
Months of Supply	4.76	4.29	+0.47 mos.	4.76	4.29	+0.47 mos.
Showings	13,201	14,192	-7.0%	93,431	94,088	-0.7%

Housing Market Trends

Cautious buyers and sellers navigate a softer market on the Del/Mar Coast. Closed sales increased 2.7% year-over-year and new pending sales were relatively flat (+0.3%) in August 2026. New pending sales were up in Sussex County, suggesting higher mortgage rates may not be as impactful to second home and new home buyers.

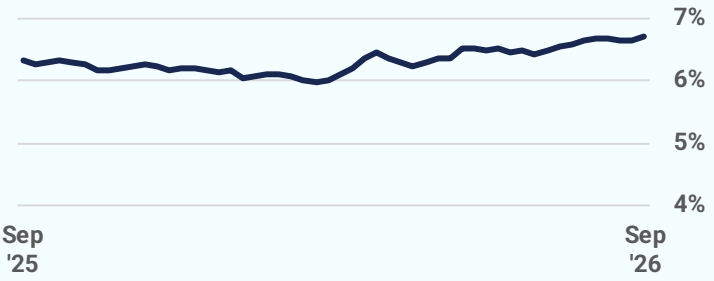
There were 971 new listings in August 2026, down 1.0% year-over-year and continuing the trend of lower new listings overall in 2026. Sussex County also countered this overall trend with 2.6% more new listings in August.

The median price was down 1.2%, from $405,000 in August 2025 to $400,000 in August 2026. Year-to-date the median sale price in the region is flat. Market timing is also similar to a year ago, with homes staying on the market about a month and a half.

Market Outlook

In the coming months, expect the housing market to slow as both buyers and sellers will make thoughtful moves this fall. Inventory will expand with fewer buyers than sellers. The limited pool of buyers will be selective in what they view and showing activity will reflect only those serious shoppers.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

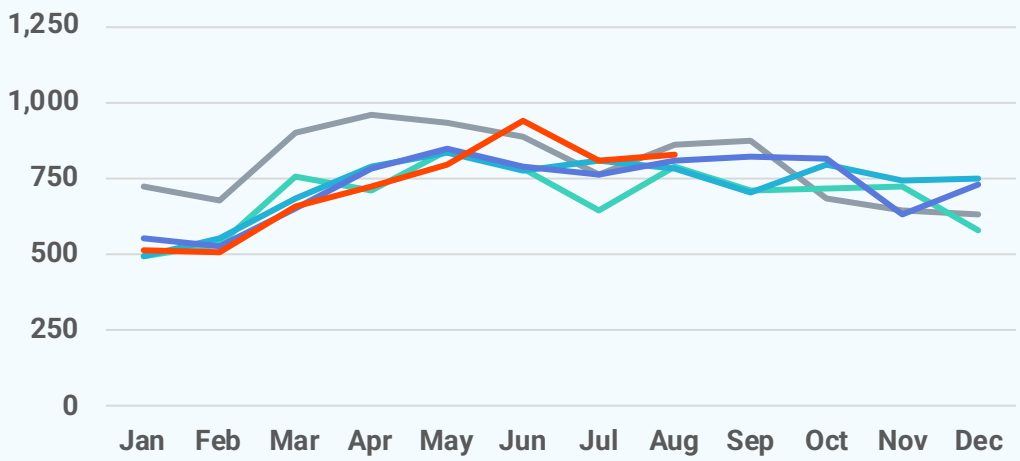
Closed Sales

2026 2025 2024 2023 2022

829
August 2026

+2.7%
Aug '26 vs. Aug '25
(Aug '25: 807)

+2.7%
Aug '26 vs. Jul '26
(Jul '26: 807)



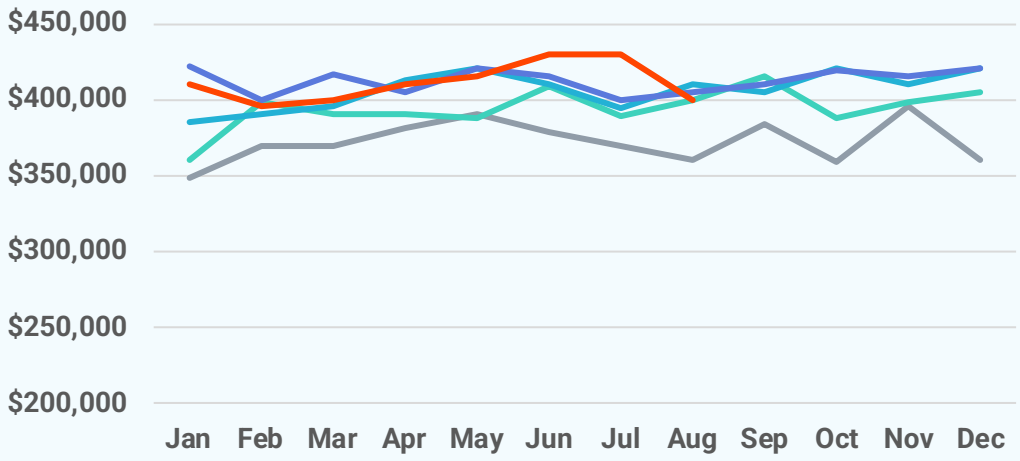
Median Sold Price

2026 2025 2024 2023 2022

$400,000
August 2026

-1.2%
Aug '26 vs. Aug '25
(Aug '25: $405,000)

-7.0%
Aug '26 vs. Jul '26
(Jul '26: $429,990)



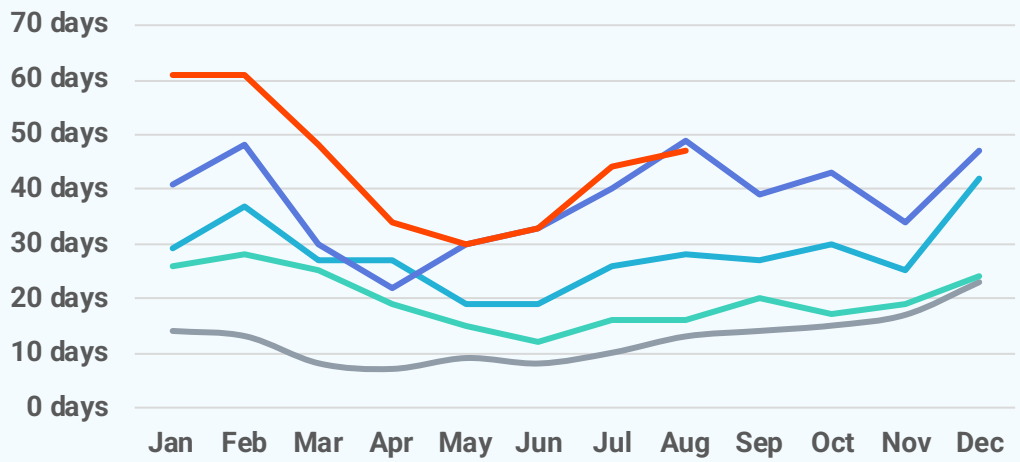
Median Days on Market

2026 2025 2024 2023 2022

47 days
August 2026

-2 days
Aug '26 vs. Aug '25
(Aug '25: 49 days)

+3 days
Aug '26 vs. Jul '26
(Jul '26: 44 days)



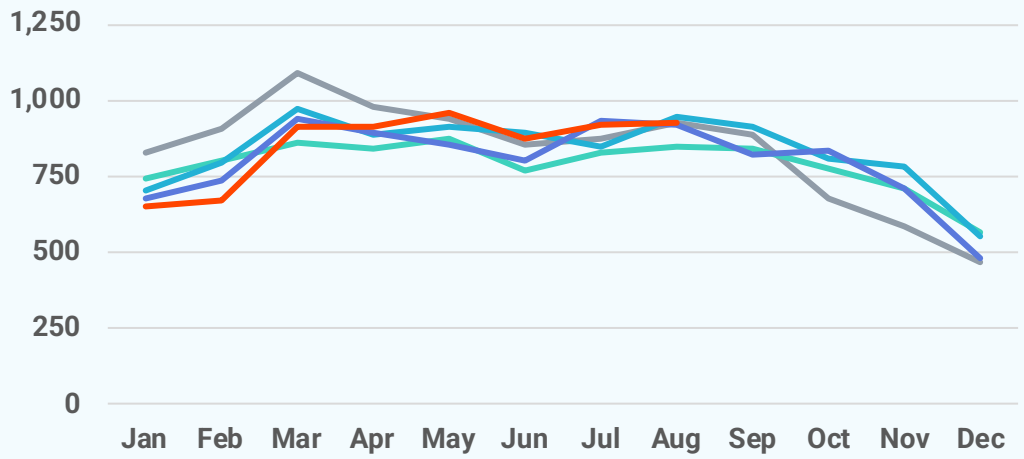
New Pending Sales

2026 2025 2024 2023 2022

925
August 2026

+0.3%
Aug '26 vs. Aug '25
(Aug '25: 922)

+0.4%
Aug '26 vs. Jul '26
(Jul '26: 921)



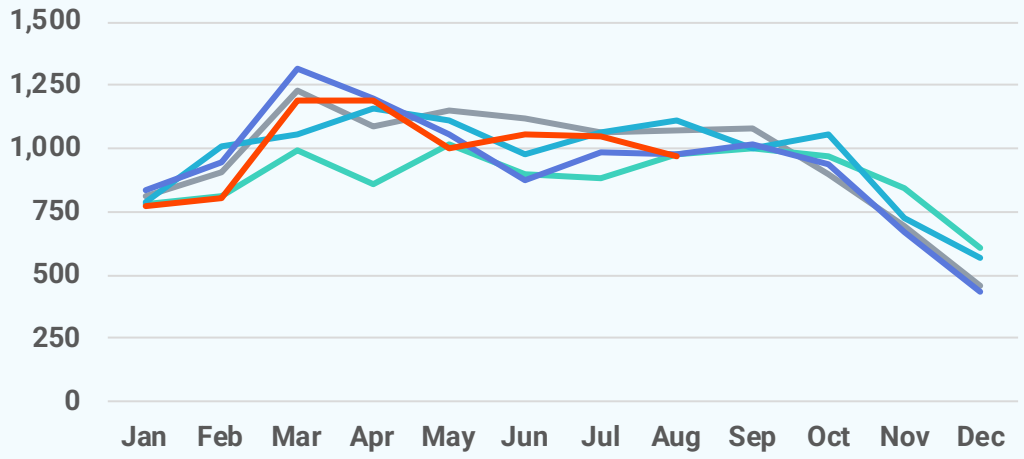
New Listings

2026 2025 2024 2023 2022

971
August 2026

-1.0%
Aug '26 vs. Aug '25
(Aug '25: 981)

-7.3%
Aug '26 vs. Jul '26
(Jul '26: 1,048)



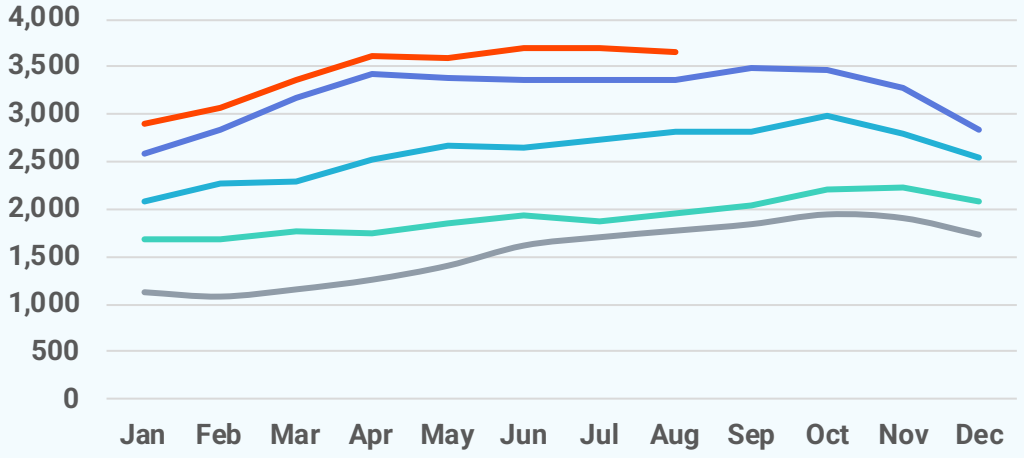
Active Listings

2026 2025 2024 2023 2022

3,655
August 2026

+9.0%
Aug '26 vs. Aug '25
(Aug '25: 3,353)

-1.2%
Aug '26 vs. Jul '26
(Jul '26: 3,701)



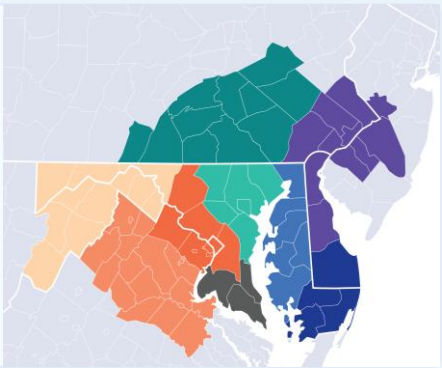
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Del/Mar Coastal	829	+2.7%	$400,000	-1.2%	47 days	-2 days
Somerset County, MD	27	+35.0%	$200,000	-25.1%	43 days	+14 days
Sussex County, DE	538	+1.3%	$432,500	-3.0%	52 days	+0 days
Wicomico County, MD	93	+12.0%	$289,990	+9.4%	29 days	-1 day
Worcester County, MD	171	-1.2%	$465,000	+7.1%	43 days	-9 days

Local Markets	New Pending Sales		New Listings		Showings	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Del/Mar Coastal	925	+0.3%	971	-1.0%	13,201	-7.0%
Somerset County, MD	26	+0.0%	23	-20.7%	312	+13.5%
Sussex County, DE	625	+8.7%	626	+2.6%	8,294	-1.3%
Wicomico County, MD	92	-28.1%	109	-1.8%	1,353	-22.1%
Worcester County, MD	182	-5.7%	213	-7.8%	3,242	-14.1%

Local Markets	Active Listings		Months of Supply	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
Del/Mar Coastal	3,655	+9.0%	4.76	+0.47 months
Somerset County, MD	126	-3.8%	6.63	+0.08 months
Sussex County, DE	2,389	+11.3%	4.85	+0.67 months
Wicomico County, MD	361	+13.9%	4.01	+0.19 months
Worcester County, MD	779	+2.8%	4.75	+0.07 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

August 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of September 4, 2026

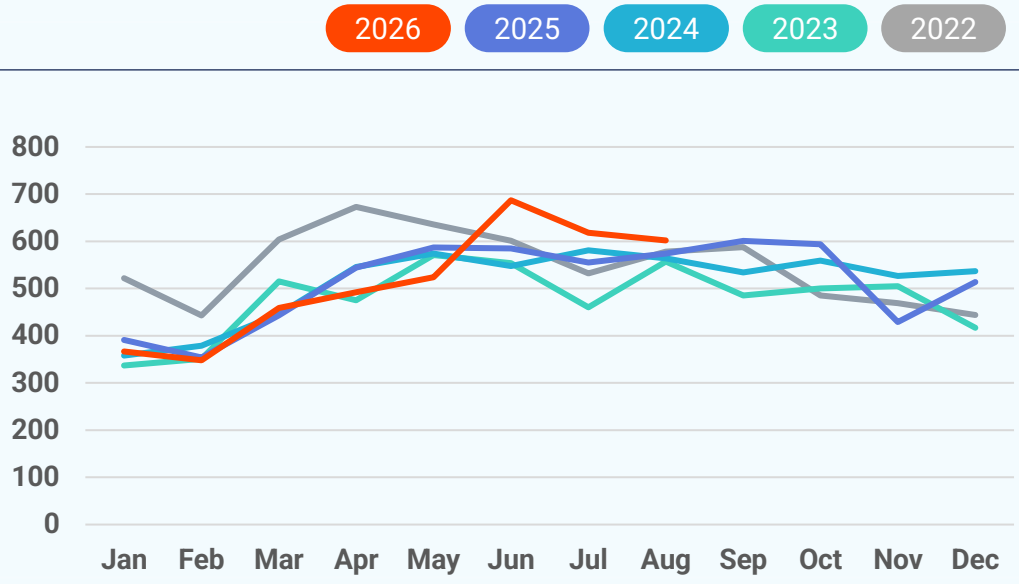
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	602	574	+4.9%
Median Sold Price	$400,000	$392,000	+2.0%
Median Days on Market	43 days	42 days	+1 day
New Pending Sales	688	654	+5.2%
New Listings	704	689	+2.2%
Active Listings	2,633	2,373	+11.0%
Months of Supply	4.80	4.23	+0.57 mos.

Closed Sales

602
August 2026

+4.9%
Aug '26 vs. Aug '25
(Aug '25: 574)

-2.6%
Aug '26 vs. Jul '26
(Jul '26: 618)



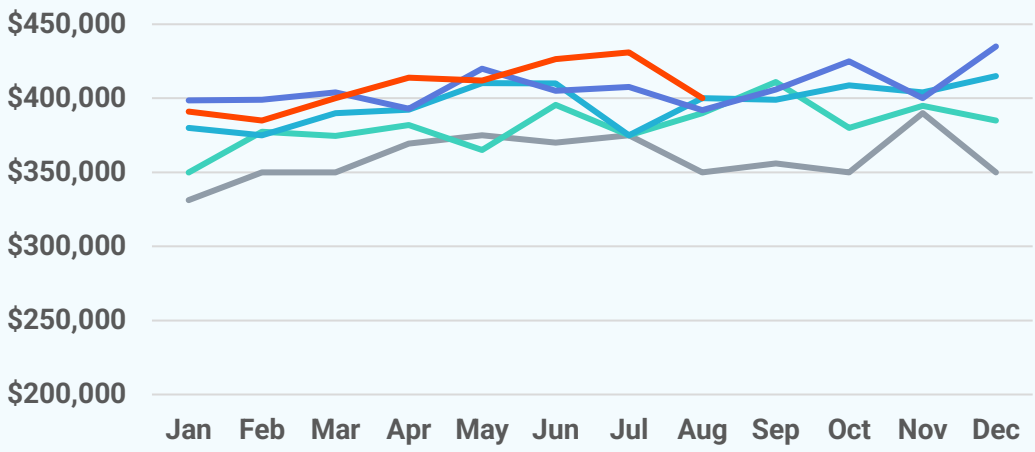
Median Sold Price

2026 2025 2024 2023 2022

$400,000
August 2026

+2.0%
Aug '26 vs. Aug '25
(Aug '25: $392,000)

-7.2%
Aug '26 vs. Jul '26
(Jul '26: $431,000)



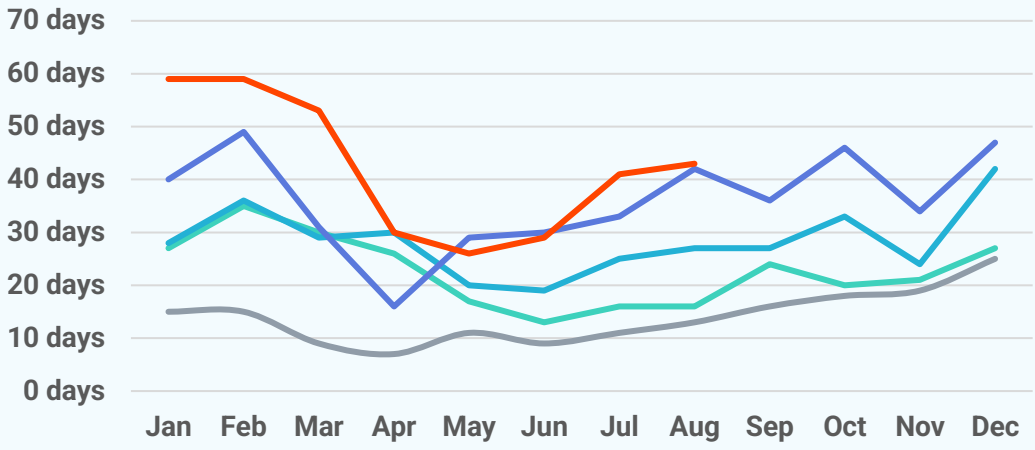
Median Days on Market

2026 2025 2024 2023 2022

43 days
August 2026

+1 day
Aug '26 vs. Aug '25
(Aug '25: 42 days)

+2 days
Aug '26 vs. Jul '26
(Jul '26: 41 days)



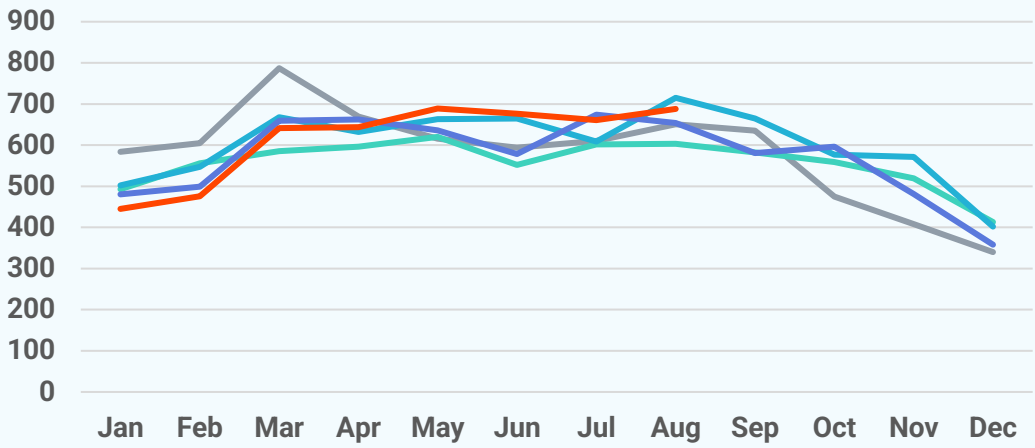
New Pending Sales

2026 2025 2024 2023 2022

688
August 2026

+5.2%
Aug '26 vs. Aug '25
(Aug '25: 654)

+4.1%
Aug '26 vs. Jul '26
(Jul '26: 661)



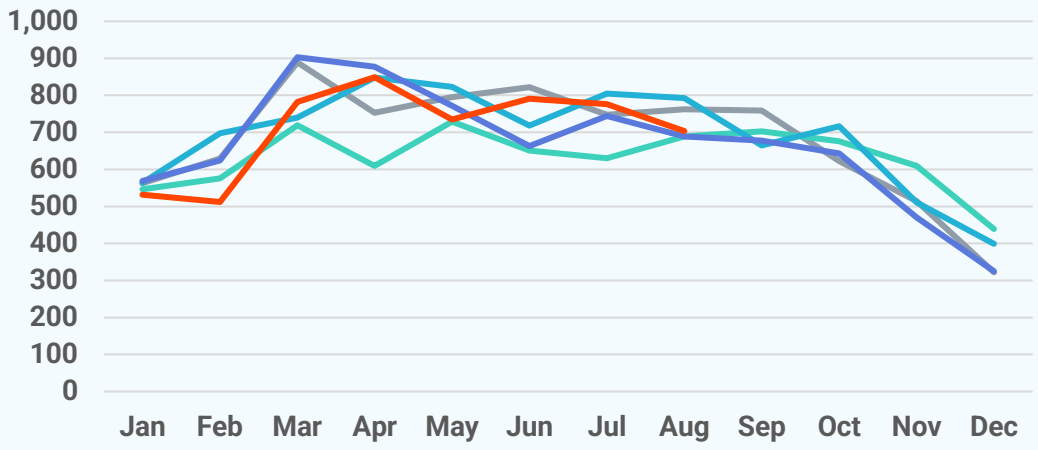
New Listings

2026 2025 2024 2023 2022

704
August 2026

+2.2%
Aug '26 vs. Aug '25
(Aug '25: 689)

-9.3%
Aug '26 vs. Jul '26
(Jul '26: 776)



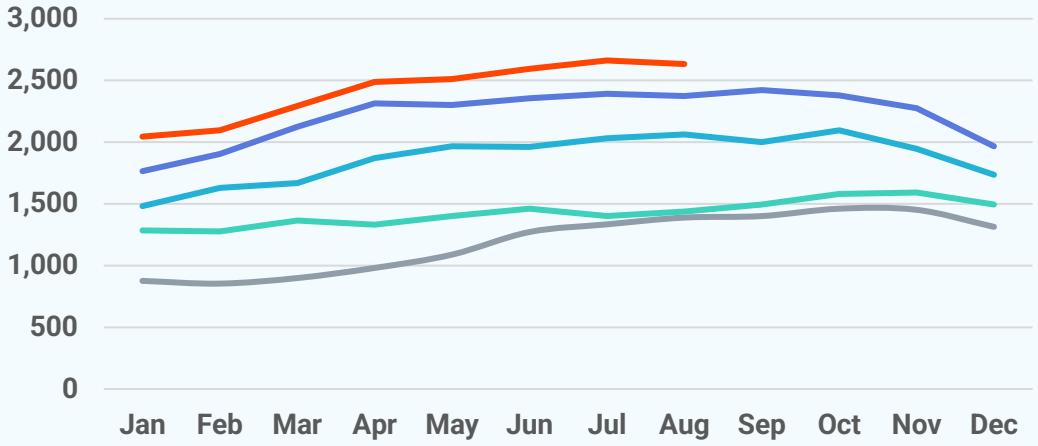
Active Listings

2026 2025 2024 2023 2022

2,633
August 2026

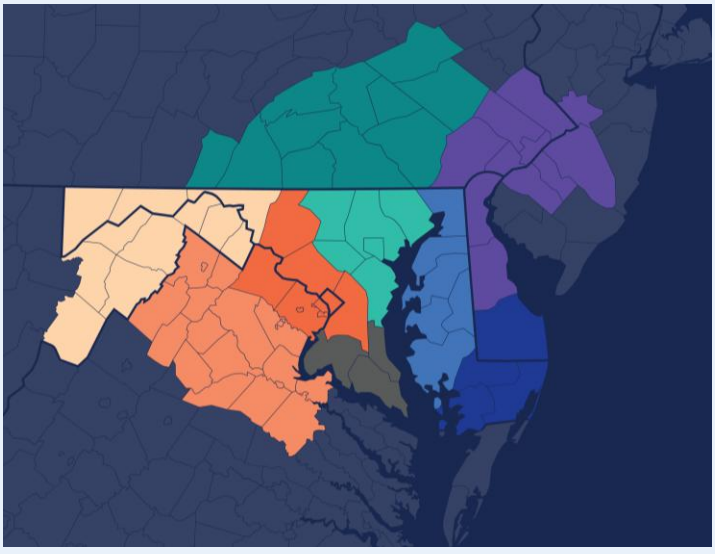
+11.0%
Aug '26 vs. Aug '25
(Aug '25: 2,373)

-1.1%
Aug '26 vs. Jul '26
(Jul '26: 2,662)



About Bright MLS

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DelMar Coastal

August 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 4, 2026

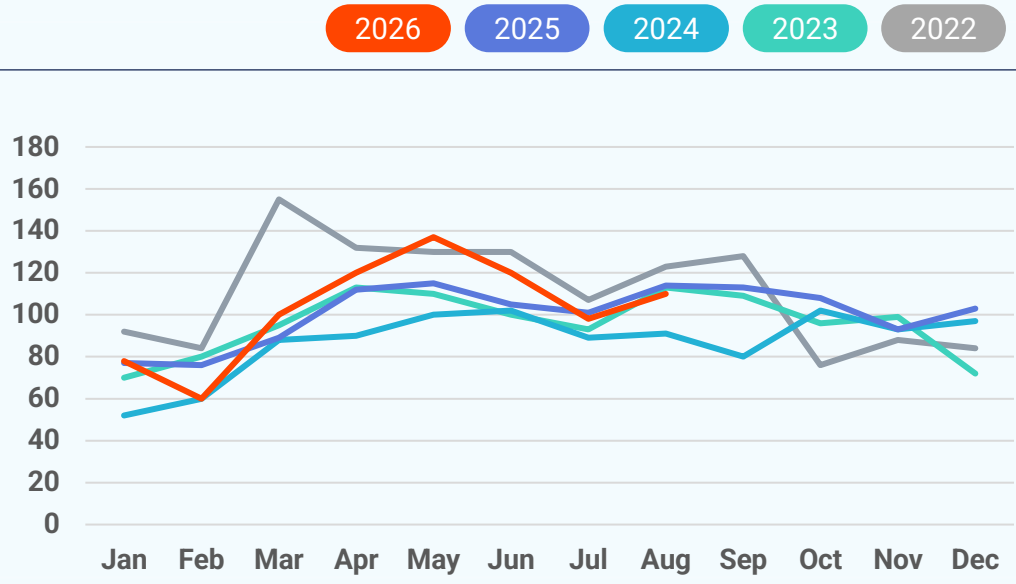
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	110	114	-3.5%
Median Sold Price	$396,950	$415,000	-4.3%
Median Days on Market	61 days	46 days	+15 days
New Pending Sales	122	128	-4.7%
New Listings	132	137	-3.6%
Active Listings	464	440	+5.5%
Months of Supply	4.30	4.40	-0.10 mos.

Closed Sales

110
August 2026

-3.5%
Aug '26 vs. Aug '25
(Aug '25: 114)

+12.2%
Aug '26 vs. Jul '26
(Jul '26: 98)



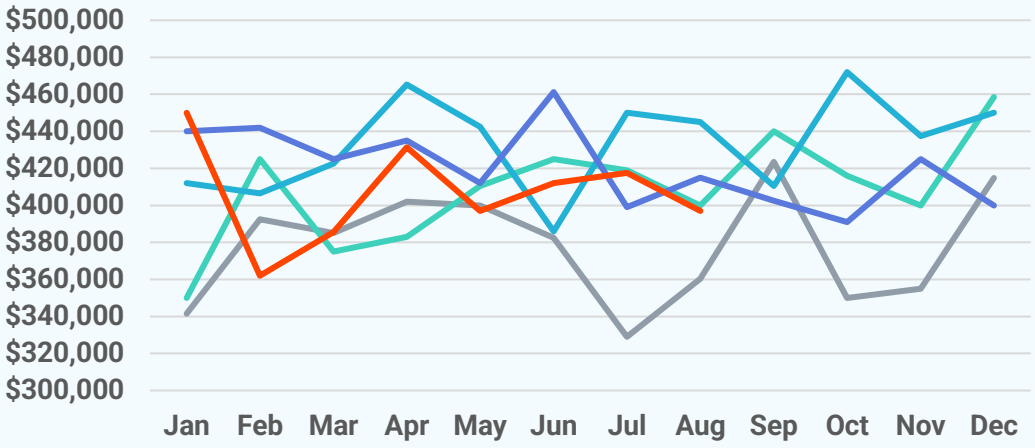
Median Sold Price

2026 2025 2024 2023 2022

$396,950
August 2026

-4.3%
Aug '26 vs. Aug '25
(Aug '25: $415,000)

-4.9%
Aug '26 vs. Jul '26
(Jul '26: $417,500)



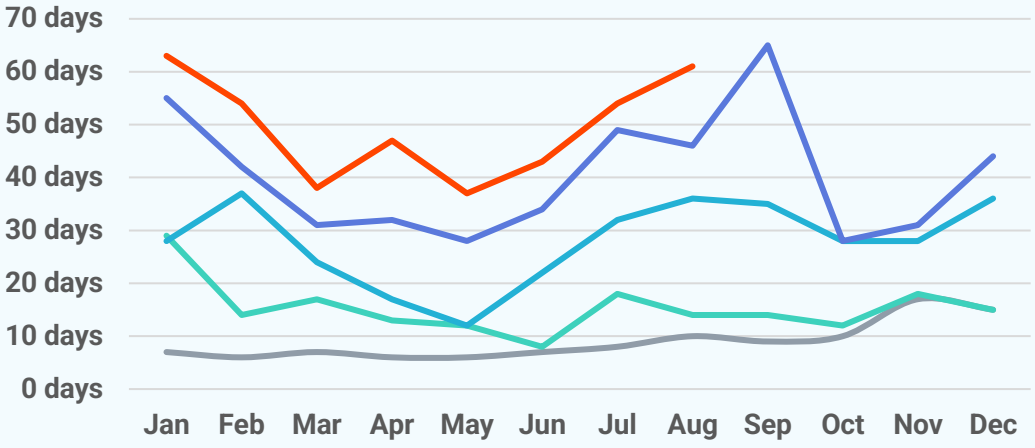
Median Days on Market

2026 2025 2024 2023 2022

61 days
August 2026

+15 days
Aug '26 vs. Aug '25
(Aug '25: 46 days)

+7 days
Aug '26 vs. Jul '26
(Jul '26: 54 days)



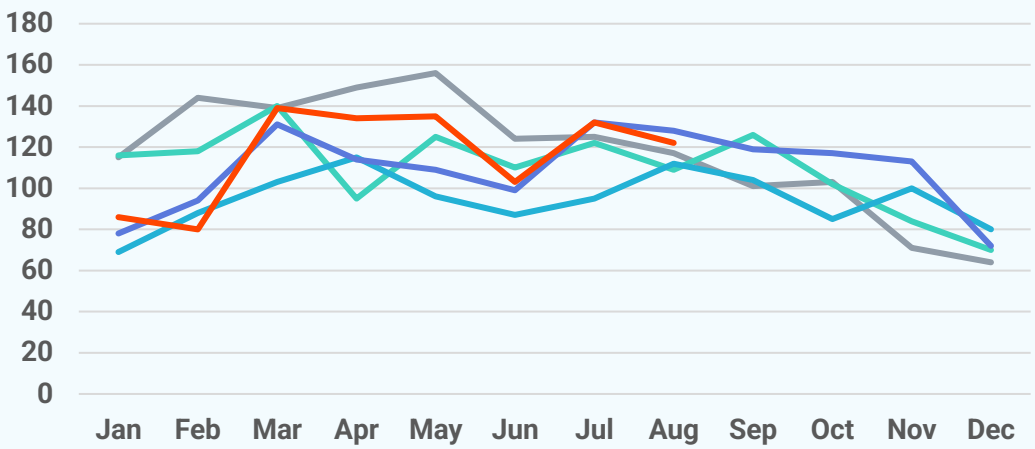
New Pending Sales

2026 2025 2024 2023 2022

122
August 2026

-4.7%
Aug '26 vs. Aug '25
(Aug '25: 128)

-7.6%
Aug '26 vs. Jul '26
(Jul '26: 132)



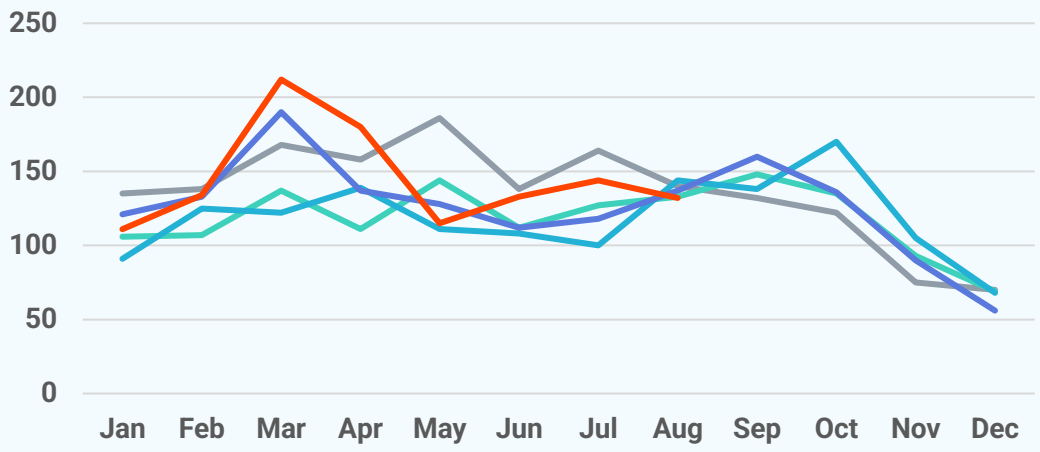
New Listings

2026 2025 2024 2023 2022

132
August 2026

-3.6%
Aug '26 vs. Aug '25
(Aug '25: 137)

-8.3%
Aug '26 vs. Jul '26
(Jul '26: 144)



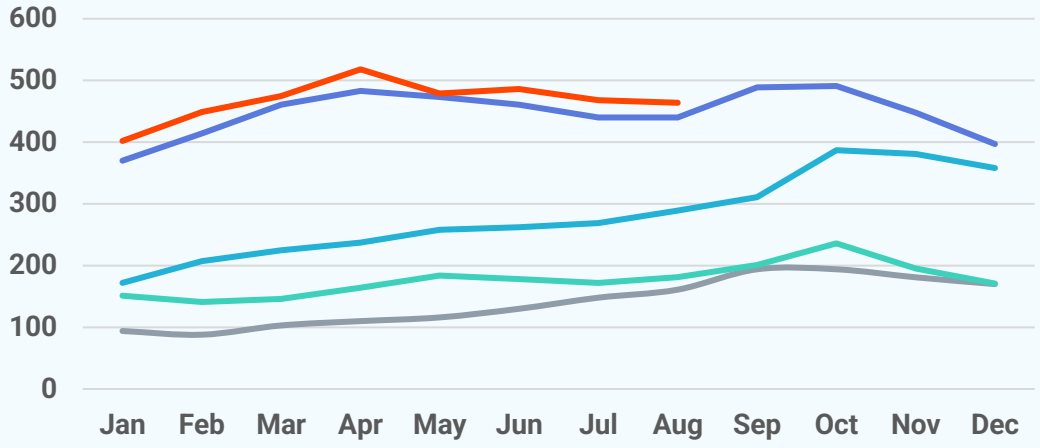
Active Listings

2026 2025 2024 2023 2022

464
August 2026

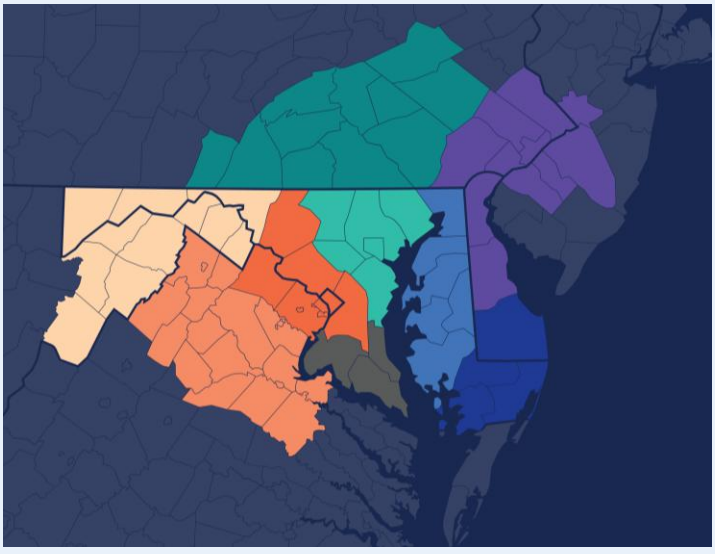
+5.5%
Aug '26 vs. Aug '25
(Aug '25: 440)

-0.9%
Aug '26 vs. Jul '26
(Jul '26: 468)



About Bright MLS

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DelMar Coastal

August 2026 Condos Report

Prepared by Bright Research

Data as of September 4, 2026

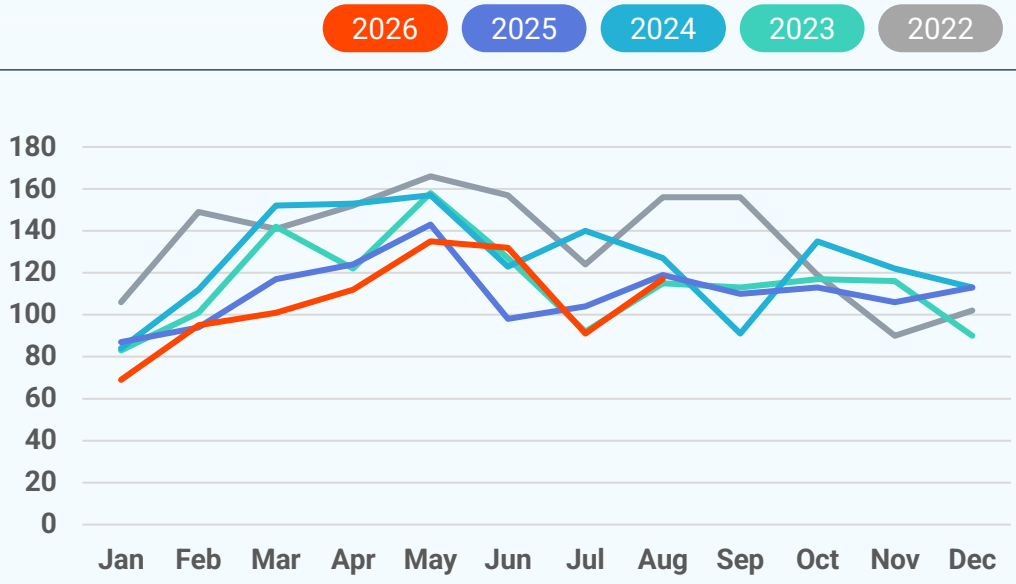
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	117	119	-1.7%
Median Sold Price	$415,000	$445,000	-6.7%
Median Days on Market	58 days	74 days	-16 days
New Pending Sales	115	140	-17.9%
New Listings	134	155	-13.5%
Active Listings	558	540	+3.3%
Months of Supply	5.03	4.54	+0.49 mos.

Closed Sales

117
August 2026

-1.7%
Aug '26 vs. Aug '25
(Aug '25: 119)

+28.6%
Aug '26 vs. Jul '26
(Jul '26: 91)



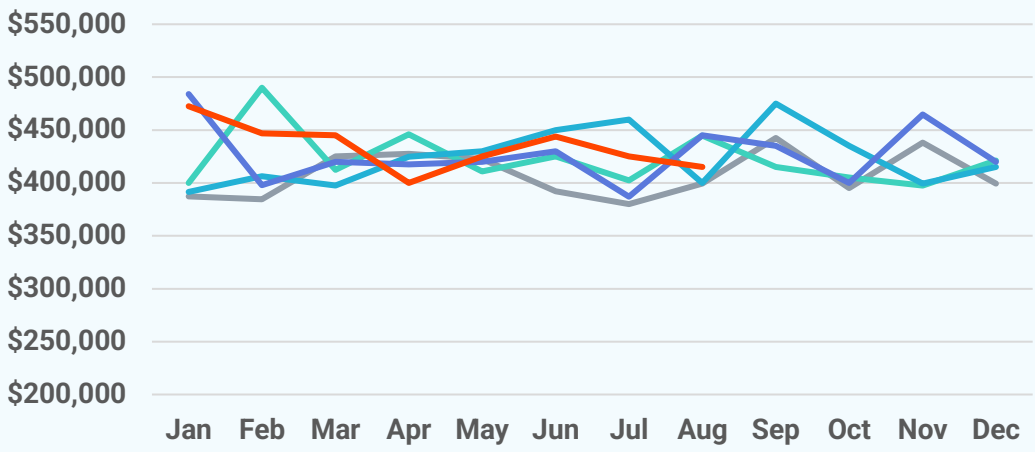
Median Sold Price

2026 2025 2024 2023 2022

$415,000
August 2026

-6.7%
Aug '26 vs. Aug '25
(Aug '25: $445,000)

-2.4%
Aug '26 vs. Jul '26
(Jul '26: $425,000)



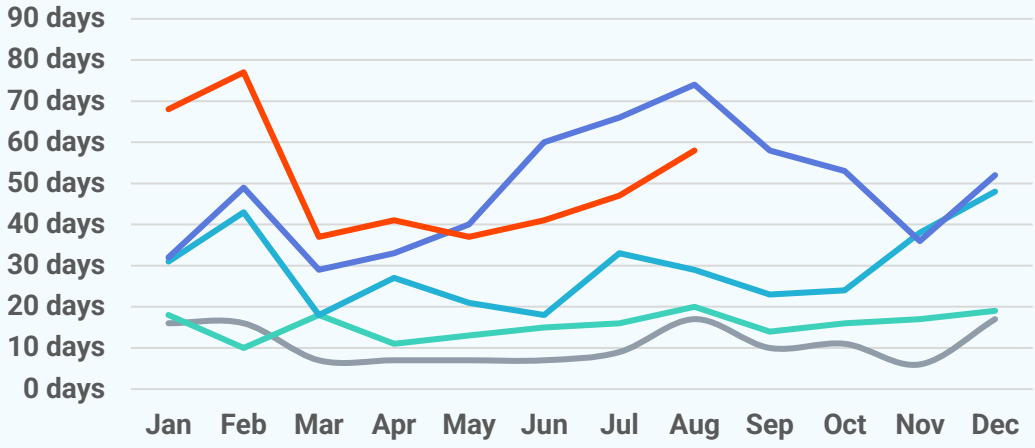
Median Days on Market

2026 2025 2024 2023 2022

58 days
August 2026

-16 days
Aug '26 vs. Aug '25
(Aug '25: 74 days)

+11 days
Aug '26 vs. Jul '26
(Jul '26: 47 days)



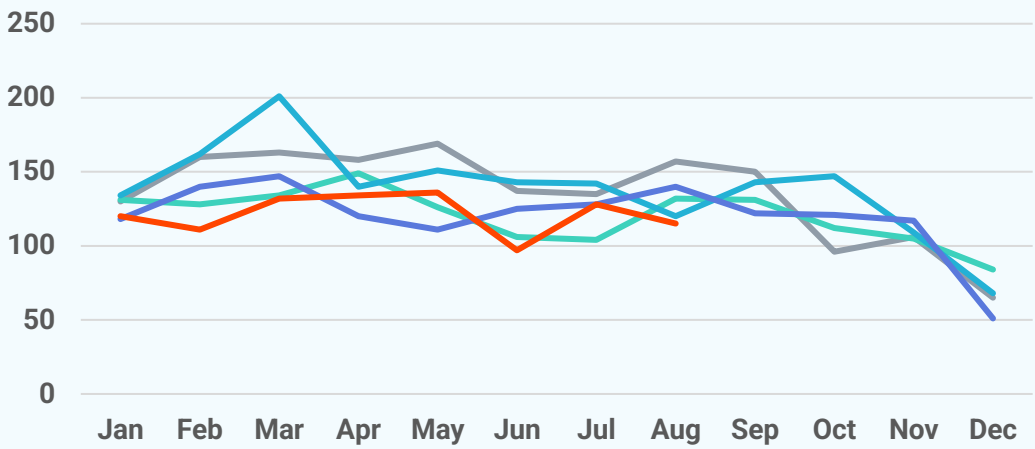
New Pending Sales

2026 2025 2024 2023 2022

115
August 2026

-17.9%
Aug '26 vs. Aug '25
(Aug '25: 140)

-10.2%
Aug '26 vs. Jul '26
(Jul '26: 128)



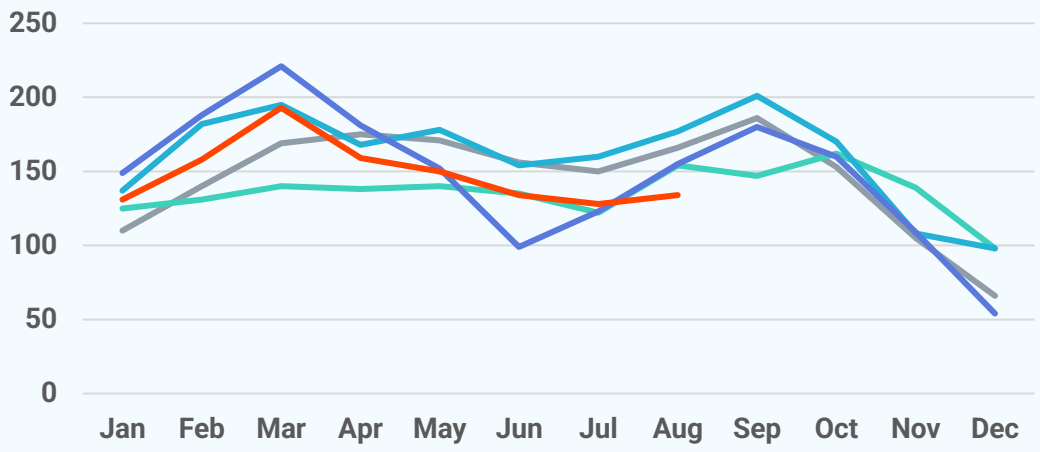
New Listings

2026 2025 2024 2023 2022

134
August 2026

-13.5%
Aug '26 vs. Aug '25
(Aug '25: 155)

+4.7%
Aug '26 vs. Jul '26
(Jul '26: 128)



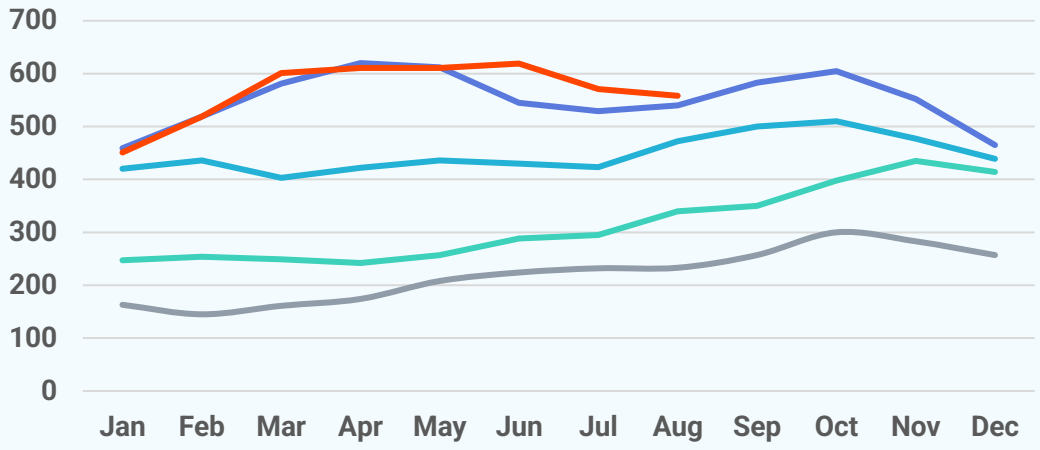
Active Listings

2026 2025 2024 2023 2022

558
August 2026

+3.3%
Aug '26 vs. Aug '25
(Aug '25: 540)

-2.3%
Aug '26 vs. Jul '26
(Jul '26: 571)



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