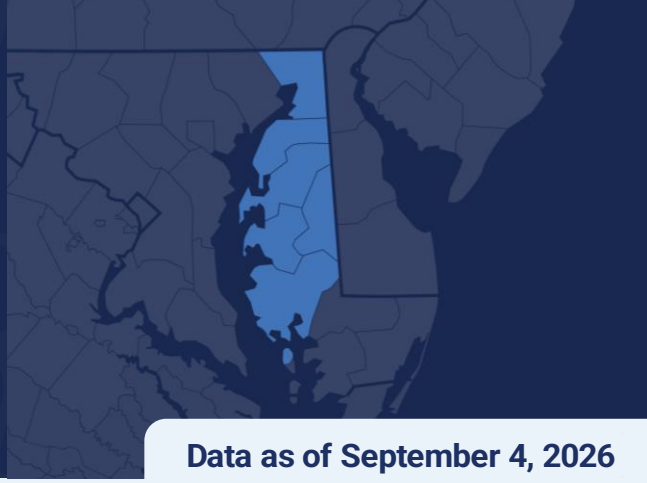
Maryland Eastern Shore

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	320	344	-7.0%	2,419	2,346	+3.1%
Median Sold Price	$425,000	$390,000	+9.0%	$396,025	$389,900	+1.6%
Median Days on Market	35 days	33 days	+2 days	27 days	22 days	+5 days
New Pending Sales	339	381	-11.0%	2,584	2,566	+0.7%
New Listings	352	362	-2.8%	3,585	3,524	+1.7%
Active Listings	1,298	1,112	+16.7%	1,298	1,112	+16.7%
Months of Supply	4.20	3.73	+0.47 mos.	4.20	3.73	+0.47 mos.
Showings	4,714	4,827	-2.3%	33,767	33,774	-0.0%

Housing Market Trends

Buyers on the Eastern Shore pull back in August. Closed sales dropped 7.0% year-over-year in August and new pending sales plummeted 11.0% compared to what they were a year ago. Despite shifting market conditions in August, closed sales in the region in 2026 remain ahead of 2025 by 3.1%.

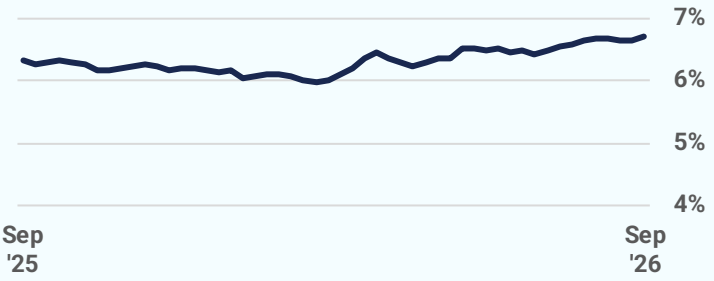
Climbing mortgage rates along with continued price growth put financial pressure on buyers. The median price of $425,000 in August 2026 was 9.0% higher than last year.

Seller trends diverge by county across the Eastern Shore. While the 352 new listings added was 2.8% lower than August 2025, new listings in Kent, Queen Anne's and Talbot counties were higher than a year ago. Sellers in these areas are continuing to add fresh listings, while listing activity in Caroline, Cecil, and Dorchester counties is lower than 2025.

Market Outlook

The Maryland Eastern Shore market had a rough August, and more bumps could be on the way in the fall months. Higher mortgage rates could further dissuade buyers. Showing activity reveals more interest in some areas than others. Expect both buyers and sellers to move cautiously through the remainder of the year.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

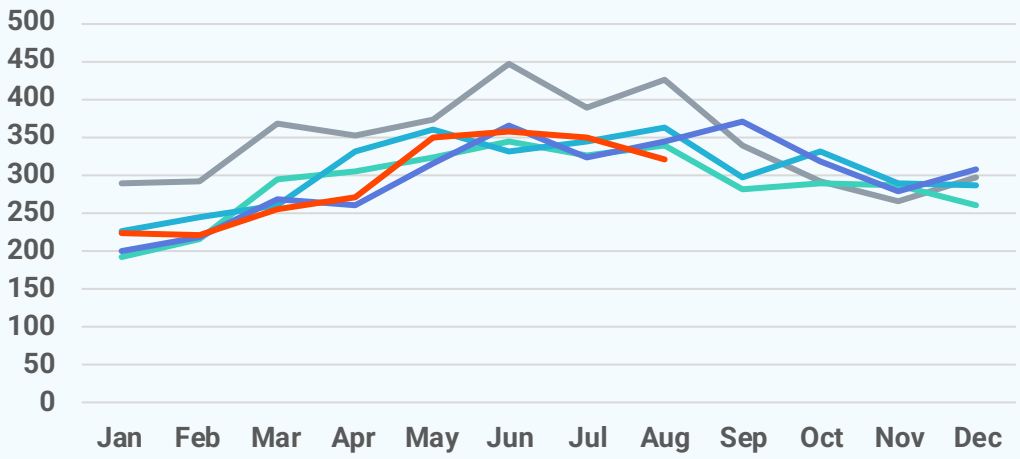
Closed Sales

2026 2025 2024 2023 2022

320
August 2026

-7.0%
Aug '26 vs. Aug '25
(Aug '25: 344)

-8.3%
Aug '26 vs. Jul '26
(Jul '26: 349)



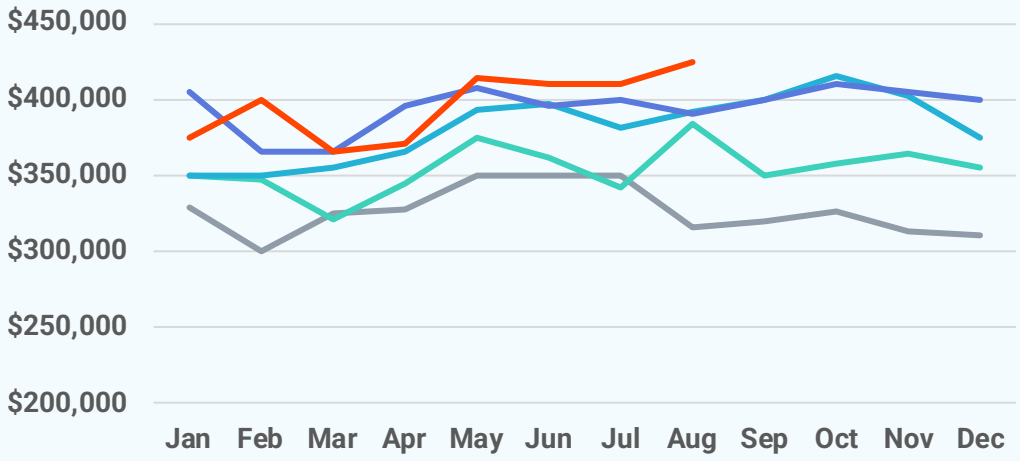
Median Sold Price

2026 2025 2024 2023 2022

$425,000
August 2026

+9.0%
Aug '26 vs. Aug '25
(Aug '25: $390,000)

+3.7%
Aug '26 vs. Jul '26
(Jul '26: $410,000)



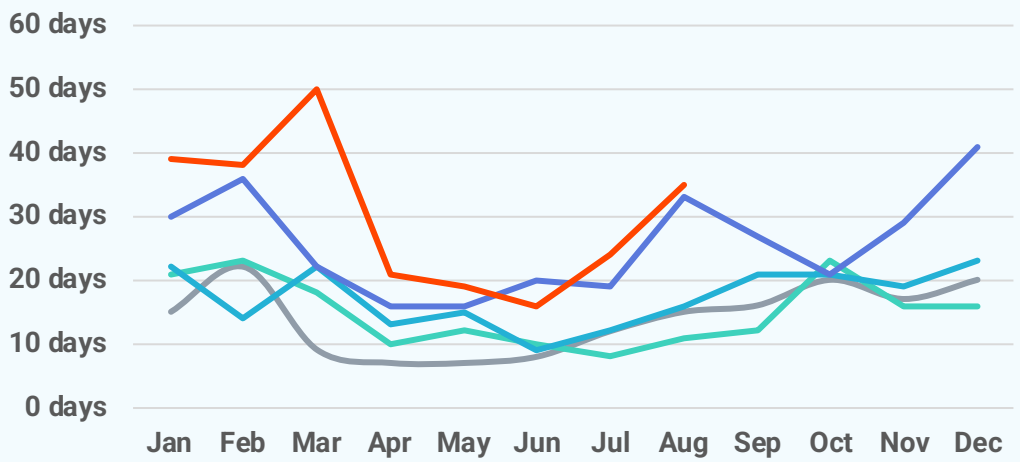
Median Days on Market

2026 2025 2024 2023 2022

35 days
August 2026

+2 days
Aug '26 vs. Aug '25
(Aug '25: 33 days)

+11 days
Aug '26 vs. Jul '26
(Jul '26: 24 days)



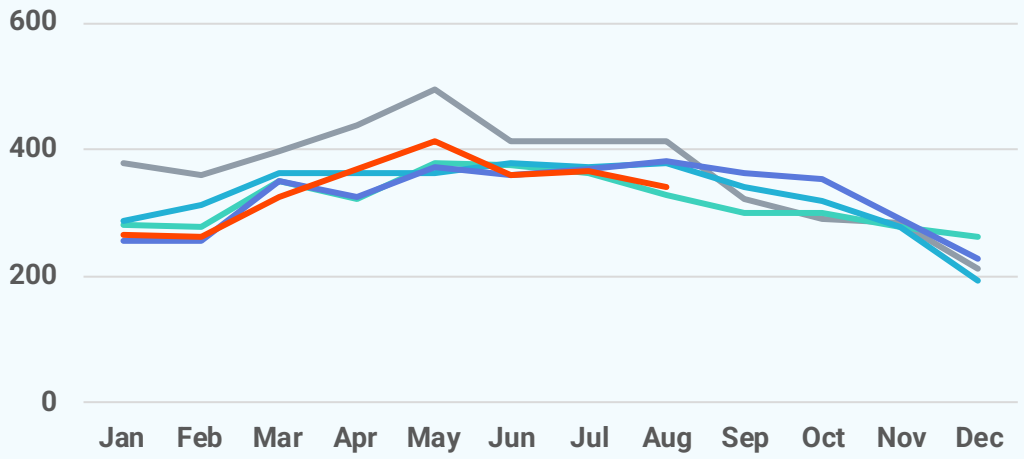
New Pending Sales

2026 2025 2024 2023 2022

339
August 2026

-11.0%
Aug '26 vs. Aug '25
(Aug '25: 381)

-7.6%
Aug '26 vs. Jul '26
(Jul '26: 367)



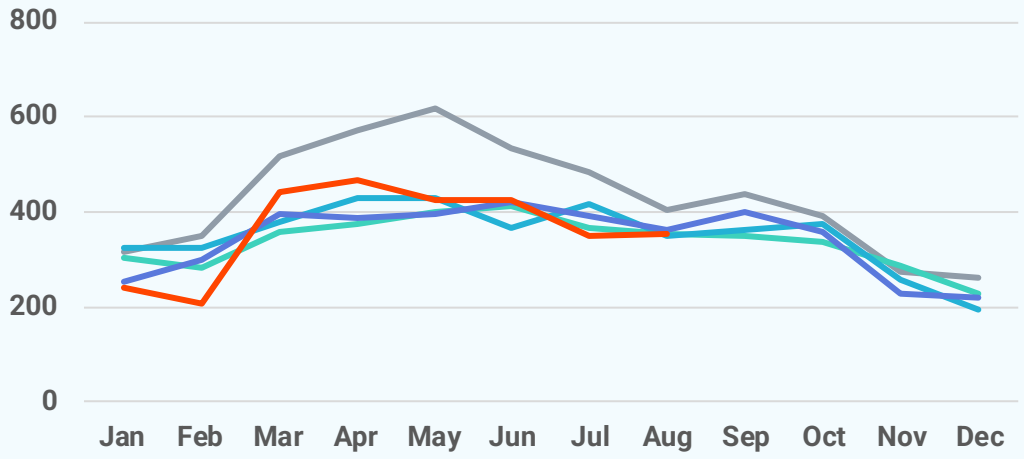
New Listings

2026 2025 2024 2023 2022

352
August 2026

-2.8%
Aug '26 vs. Aug '25
(Aug '25: 362)

+1.4%
Aug '26 vs. Jul '26
(Jul '26: 347)



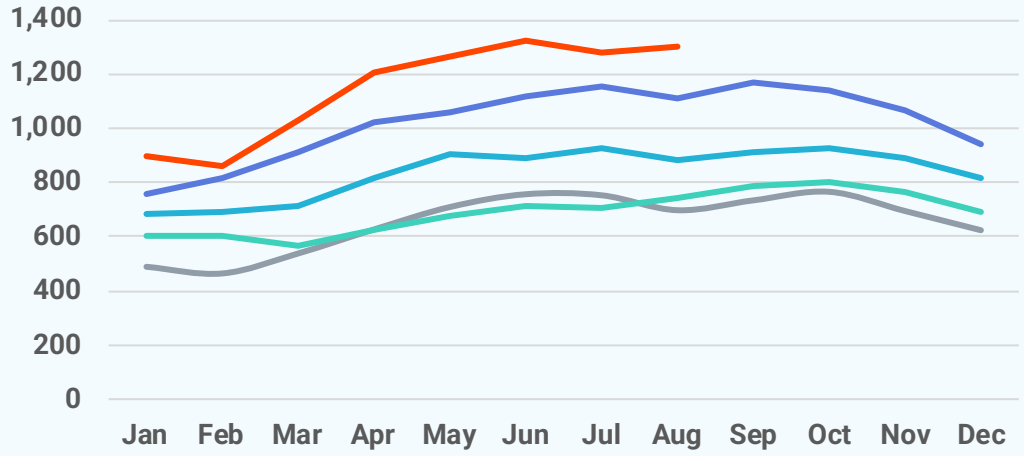
Active Listings

2026 2025 2024 2023 2022

1,298
August 2026

+16.7%
Aug '26 vs. Aug '25
(Aug '25: 1,112)

+1.2%
Aug '26 vs. Jul '26
(Jul '26: 1,282)



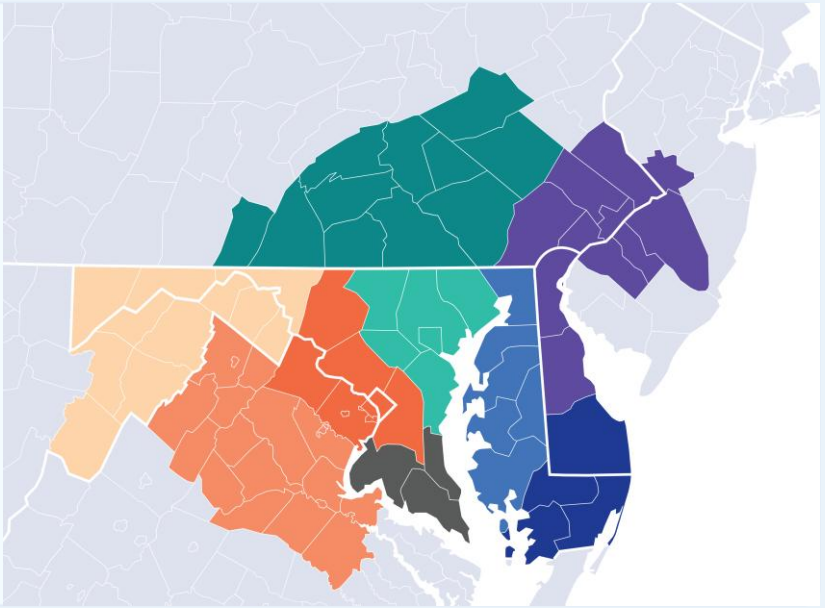
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
MD Eastern Shore	320	-7.0%	$425,000	+9.0%	35 days	+2 days
Caroline County, MD	24	-17.2%	$329,750	+24.4%	23 days	-11 days
Cecil County, MD	79	-21.0%	$405,000	+15.7%	18 days	+0 days
Dorchester County, MD	42	-6.7%	$304,950	+8.9%	72 days	-2 days
Kent County, MD	27	-12.9%	$410,000	+18.8%	22 days	+3 days
Queen Anne's County, MD	80	+8.1%	$565,000	+3.4%	37 days	+5 days
Talbot County, MD	68	+4.6%	$453,750	-21.6%	66 days	+22 days

Local Markets	New Pending Sales		New Listings		Showings	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
MD Eastern Shore	339	-11.0%	352	-2.8%	4,714	-2.3%
Caroline County, MD	38	+2.7%	32	-13.5%	424	+32.1%
Cecil County, MD	101	-12.9%	103	-10.4%	1,560	-6.6%
Dorchester County, MD	40	-21.6%	39	-30.4%	521	-21.5%
Kent County, MD	26	+13.0%	32	+18.5%	387	+39.7%
Queen Anne's County, MD	79	-11.2%	81	+15.7%	1,051	+1.1%
Talbot County, MD	55	-15.4%	65	+14.0%	771	-9.8%

Local Markets	Active Listings		Months of Supply	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
MD Eastern Shore	1,298	+16.7%	4.20	+0.47 months
Caroline County, MD	110	+14.6%	3.79	+0.36 months
Cecil County, MD	280	+13.8%	3.04	+0.24 months
Dorchester County, MD	248	+14.8%	6.20	+0.66 months
Kent County, MD	141	+78.5%	6.41	+3.12 months
Queen Anne's County, MD	276	+12.7%	3.83	+0.33 months
Talbot County, MD	243	+5.7%	4.76	-0.13 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

August 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of September 4, 2026

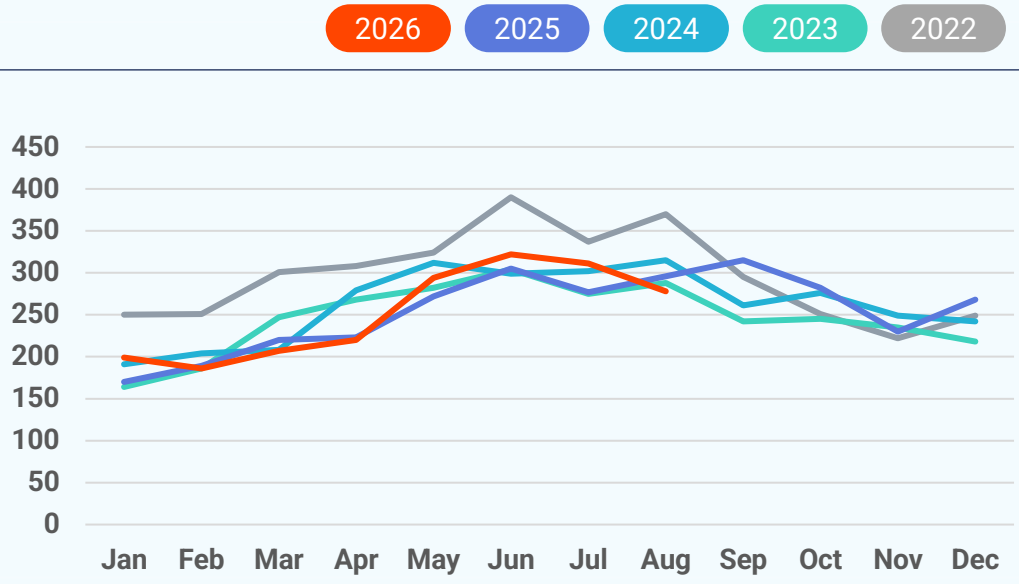
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	278	296	-6.1%
Median Sold Price	$435,000	$416,500	+4.4%
Median Days on Market	30 days	34 days	-4 days
New Pending Sales	288	328	-12.2%
New Listings	298	303	-1.7%
Active Listings	1,080	926	+16.6%
Months of Supply	4.09	3.65	+0.44 mos.

Closed Sales

278
August 2026

-6.1%
Aug '26 vs. Aug '25
(Aug '25: 296)

-10.6%
Aug '26 vs. Jul '26
(Jul '26: 311)



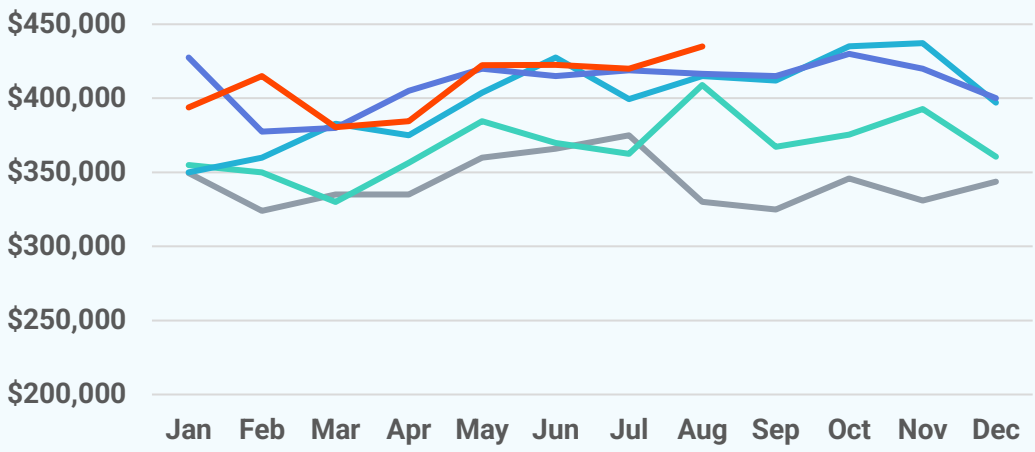
Median Sold Price

2026 2025 2024 2023 2022

$435,000
August 2026

+4.4%
Aug '26 vs. Aug '25
(Aug '25: $416,500)

+3.6%
Aug '26 vs. Jul '26
(Jul '26: $420,000)



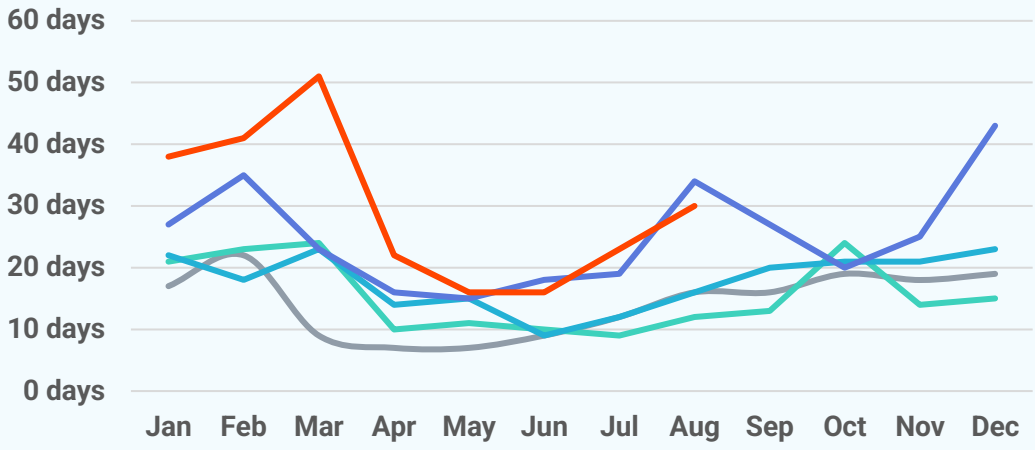
Median Days on Market

2026 2025 2024 2023 2022

30 days
August 2026

-4 days
Aug '26 vs. Aug '25
(Aug '25: 34 days)

+7 days
Aug '26 vs. Jul '26
(Jul '26: 23 days)



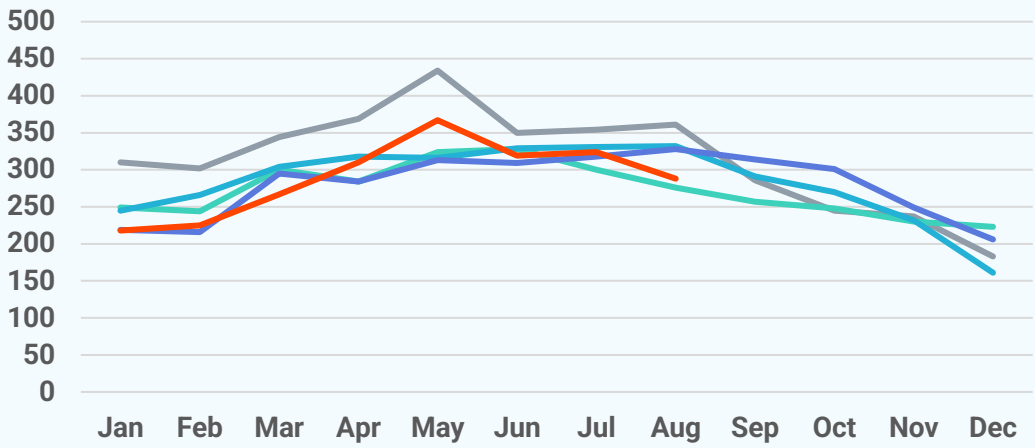
New Pending Sales

2026 2025 2024 2023 2022

288
August 2026

-12.2%
Aug '26 vs. Aug '25
(Aug '25: 328)

-11.1%
Aug '26 vs. Jul '26
(Jul '26: 324)



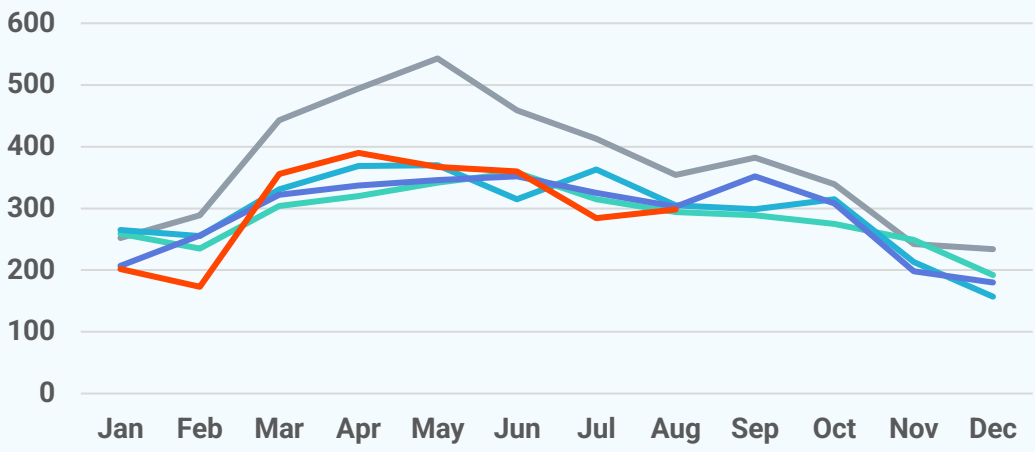
New Listings

2026 2025 2024 2023 2022

298
August 2026

-1.7%
Aug '26 vs. Aug '25
(Aug '25: 303)

+4.9%
Aug '26 vs. Jul '26
(Jul '26: 284)



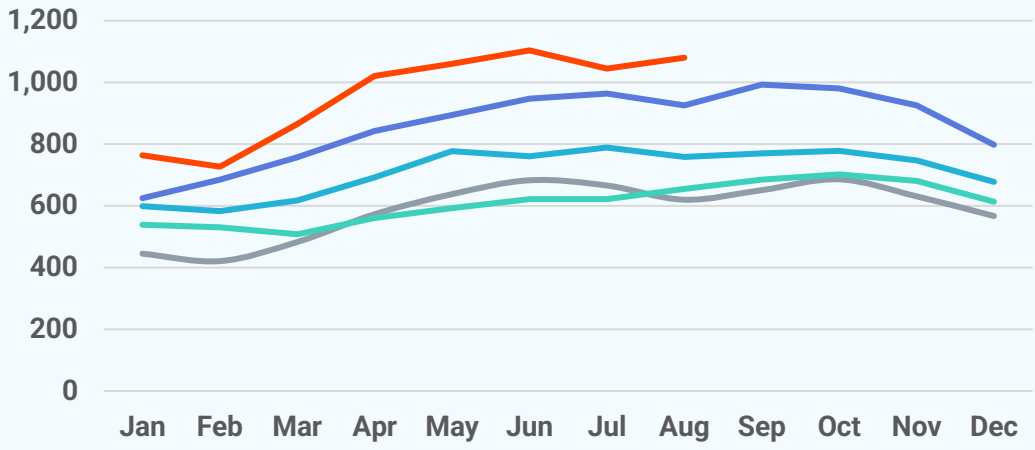
Active Listings

2026 2025 2024 2023 2022

1,080
August 2026

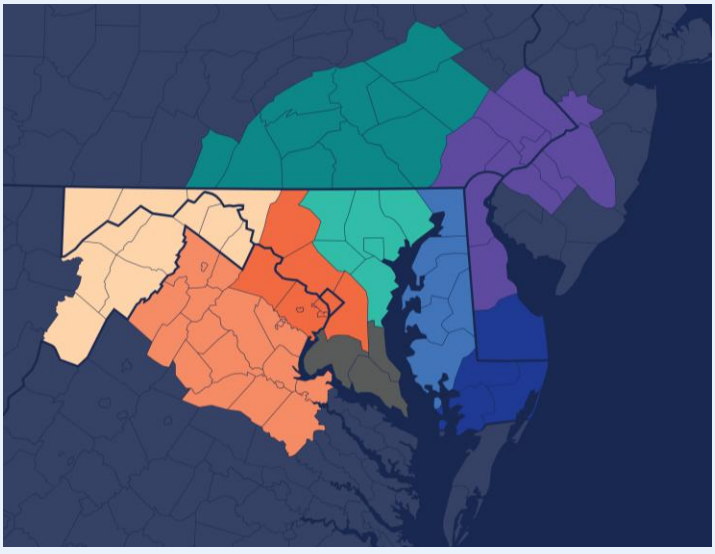
+16.6%
Aug '26 vs. Aug '25
(Aug '25: 926)

+3.3%
Aug '26 vs. Jul '26
(Jul '26: 1,045)



About Bright MLS

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Maryland Eastern Shore

August 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 4, 2026

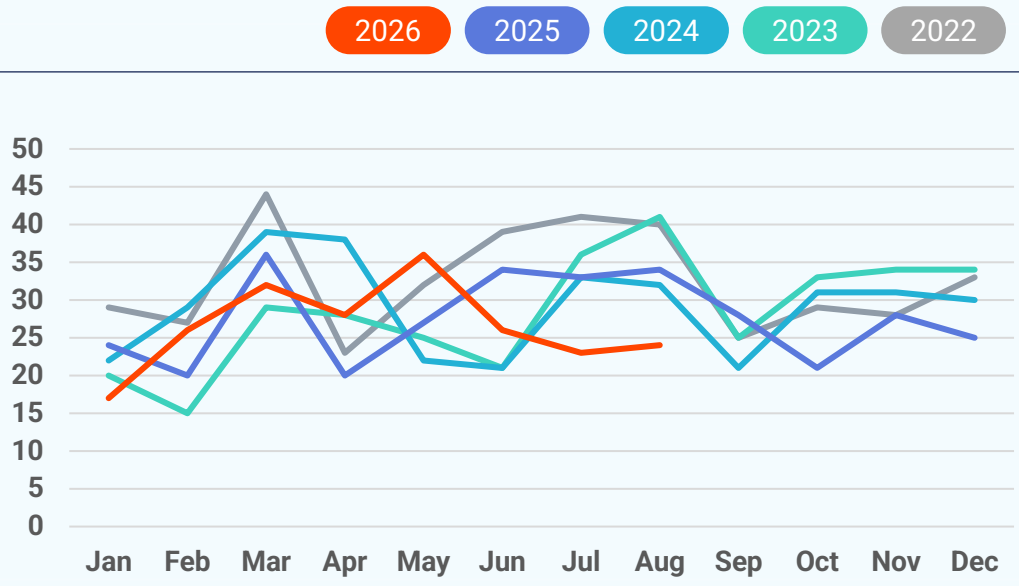
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	24	34	-29.4%
Median Sold Price	$339,495	$267,000	+27.2%
Median Days on Market	65 days	14 days	+51 days
New Pending Sales	38	26	+46.2%
New Listings	41	35	+17.1%
Active Listings	134	92	+45.7%
Months of Supply	4.79	3.17	+1.62 mos.

Closed Sales

24
August 2026

-29.4%
Aug '26 vs. Aug '25
(Aug '25: 34)

+4.3%
Aug '26 vs. Jul '26
(Jul '26: 23)



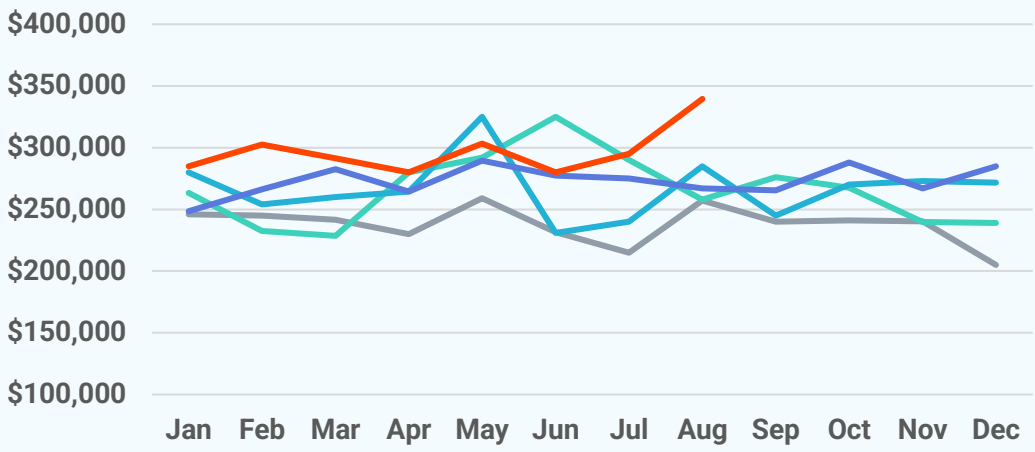
Median Sold Price

2026 2025 2024 2023 2022

$339,495
August 2026

+27.2%
Aug '26 vs. Aug '25
(Aug '25: $267,000)

+15.1%
Aug '26 vs. Jul '26
(Jul '26: $295,000)



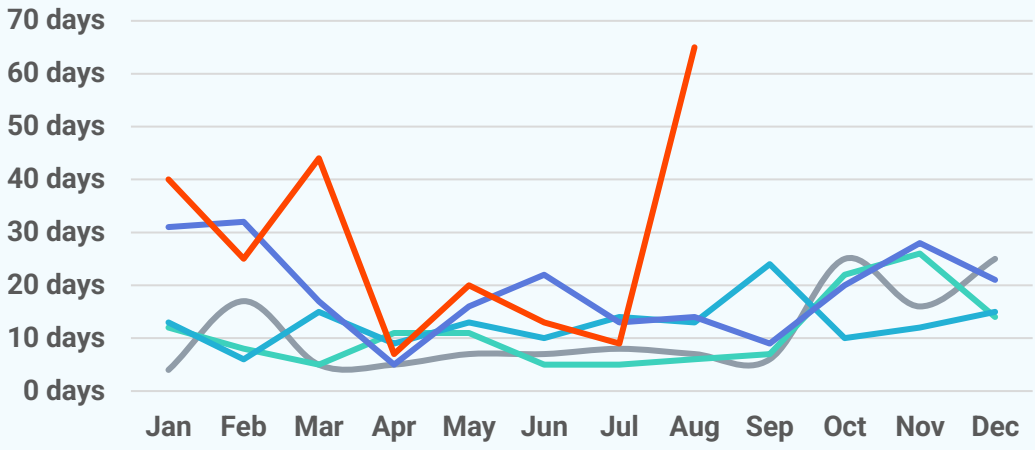
Median Days on Market

2026 2025 2024 2023 2022

65 days
August 2026

+51 days
Aug '26 vs. Aug '25
(Aug '25: 14 days)

+56 days
Aug '26 vs. Jul '26
(Jul '26: 9 days)



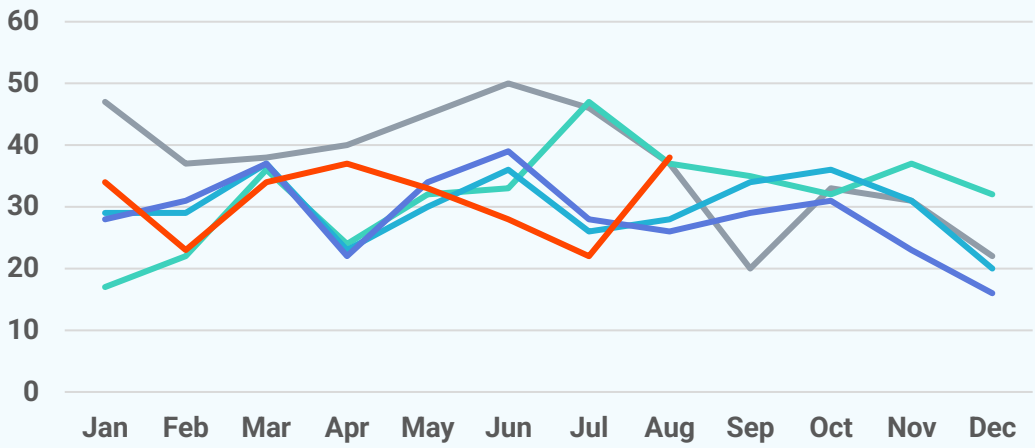
New Pending Sales

2026 2025 2024 2023 2022

38
August 2026

+46.2%
Aug '26 vs. Aug '25
(Aug '25: 26)

+72.7%
Aug '26 vs. Jul '26
(Jul '26: 22)



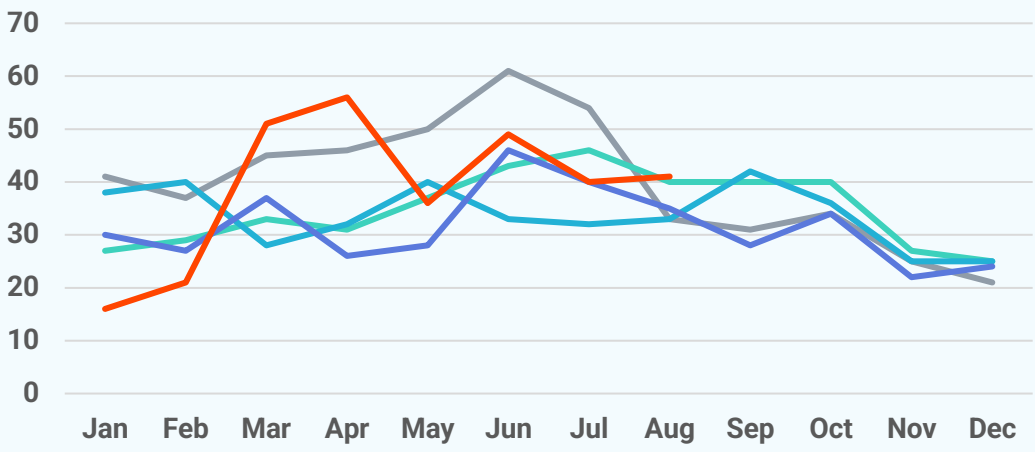
New Listings

2026 2025 2024 2023 2022

41
August 2026

+17.1%
Aug '26 vs. Aug '25
(Aug '25: 35)

+2.5%
Aug '26 vs. Jul '26
(Jul '26: 40)



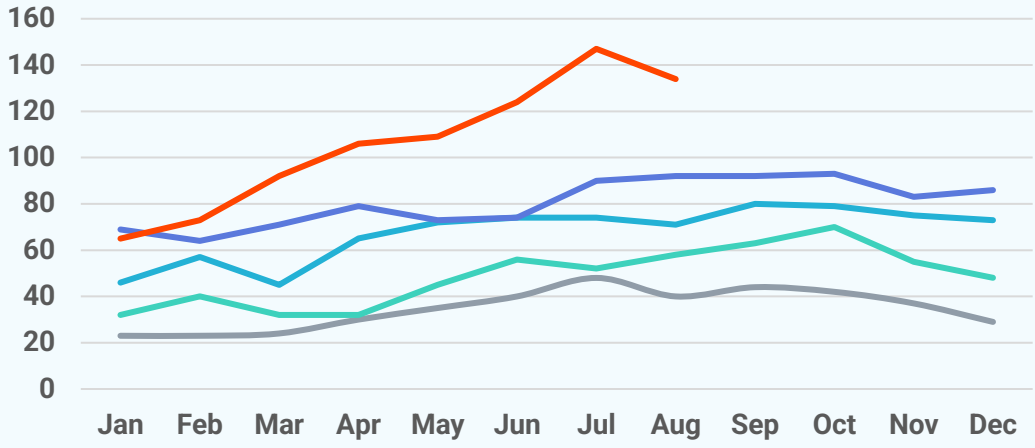
Active Listings

2026 2025 2024 2023 2022

134
August 2026

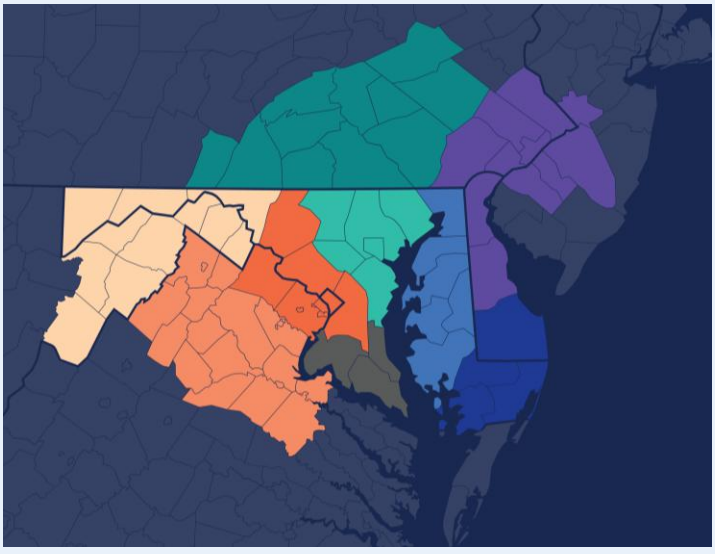
+45.7%
Aug '26 vs. Aug '25
(Aug '25: 92)

-8.8%
Aug '26 vs. Jul '26
(Jul '26: 147)



About Bright MLS

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Maryland Eastern Shore

August 2026 Condos Report

Prepared by Bright Research

Data as of September 4, 2026

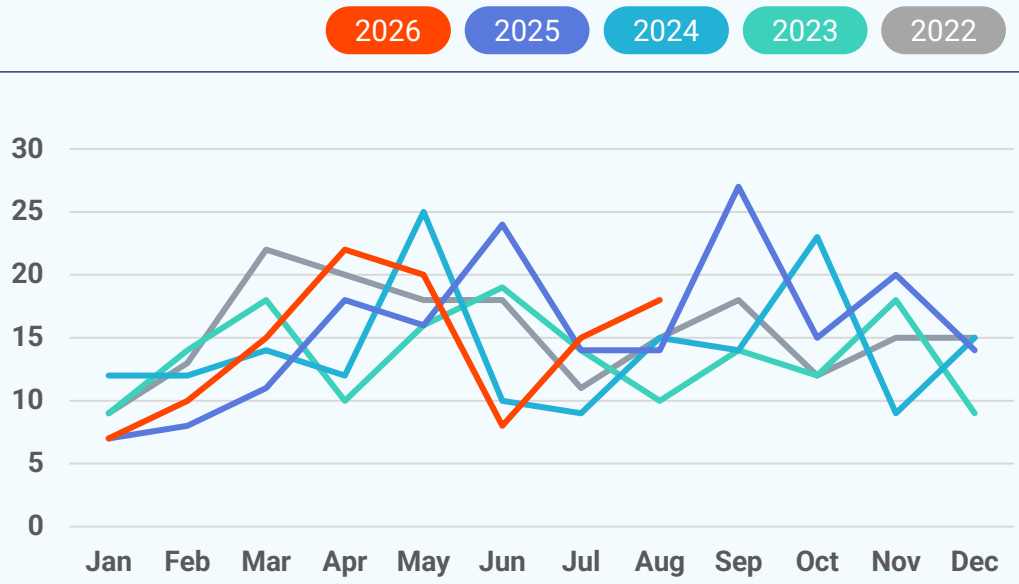
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	18	14	+28.6%
Median Sold Price	$359,000	$337,500	+6.4%
Median Days on Market	56 days	87 days	-31 days
New Pending Sales	13	27	-51.9%
New Listings	12	24	-50.0%
Active Listings	84	94	-10.6%
Months of Supply	5.25	6.71	-1.46 mos.

Closed Sales

18
August 2026

+28.6%
Aug '26 vs. Aug '25
(Aug '25: 14)

+20.0%
Aug '26 vs. Jul '26
(Jul '26: 15)



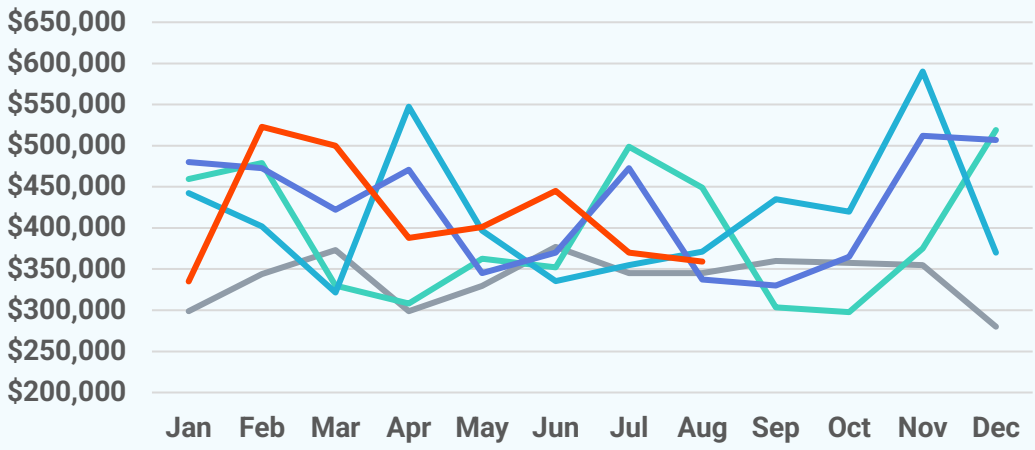
Median Sold Price

2026 2025 2024 2023 2022

$359,000
August 2026

+6.4%
Aug '26 vs. Aug '25
(Aug '25: $337,500)

-3.0%
Aug '26 vs. Jul '26
(Jul '26: $370,000)



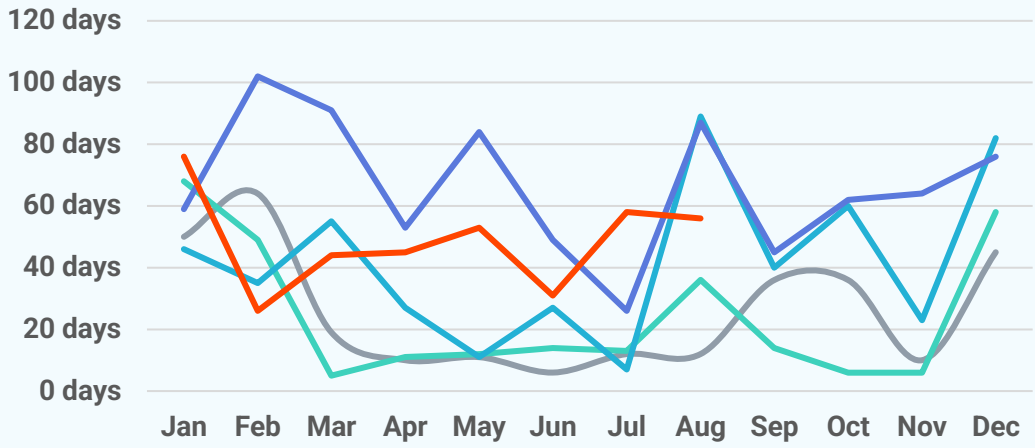
Median Days on Market

2026 2025 2024 2023 2022

56 days
August 2026

-31 days
Aug '26 vs. Aug '25
(Aug '25: 87 days)

-2 days
Aug '26 vs. Jul '26
(Jul '26: 58 days)



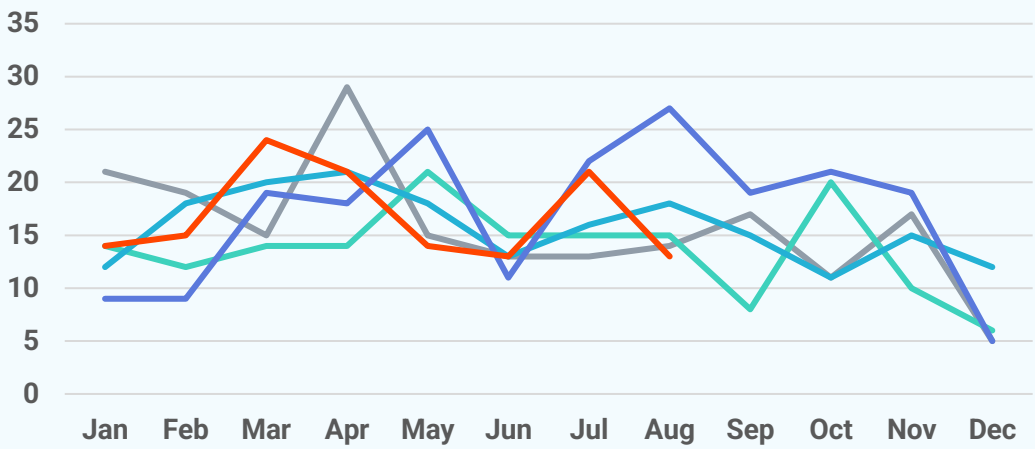
New Pending Sales

2026 2025 2024 2023 2022

13
August 2026

-51.9%
Aug '26 vs. Aug '25
(Aug '25: 27)

-38.1%
Aug '26 vs. Jul '26
(Jul '26: 21)



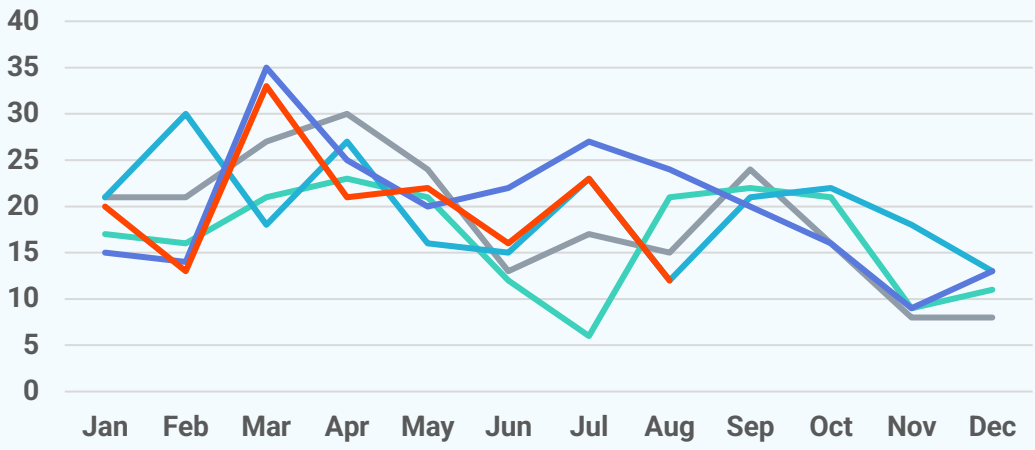
New Listings

2026 2025 2024 2023 2022

12
August 2026

-50.0%
Aug '26 vs. Aug '25
(Aug '25: 24)

-47.8%
Aug '26 vs. Jul '26
(Jul '26: 23)



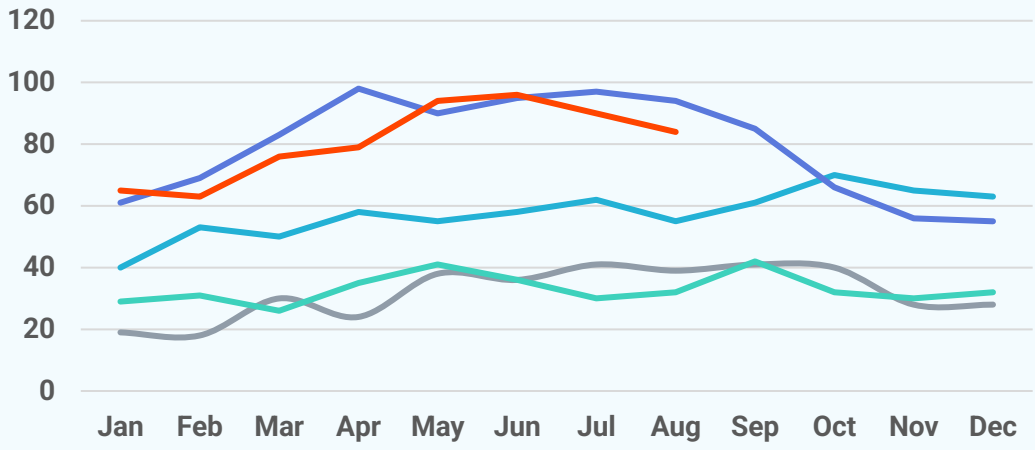
Active Listings

2026 2025 2024 2023 2022

84
August 2026

-10.6%
Aug '26 vs. Aug '25
(Aug '25: 94)

-6.7%
Aug '26 vs. Jul '26
(Jul '26: 90)



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