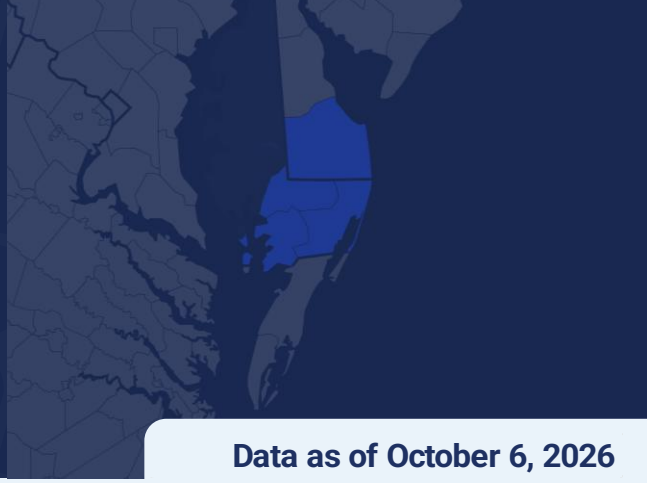
Del/Mar Coastal

September 2026 Housing Market Report

Prepared by Bright Research



Data as of October 6, 2026

Key Market Statistics	Sep 2026	Sep 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	754	824	-8.5%	6,831	6,975	-2.1%
Median Sold Price	$422,500	$410,000	+3.0%	$417,970	$415,000	+0.7%
Median Days on Market	46 days	39 days	+7 days	43 days	35 days	+8 days
New Pending Sales	786	822	-4.4%	7,219	7,162	+0.8%
New Listings	1,013	1,018	-0.5%	10,234	10,387	-1.5%
Active Listings	3,815	3,494	+9.2%	3,815	3,494	+9.2%
Months of Supply	5.01	4.41	+0.6 mos.	5.01	4.41	+0.6 mos.
Showings	11,837	12,358	-4.2%	105,268	106,446	-1.1%

Housing Market Trends

Market continues to slow in the Del/Mar Coastal region. Year-to-date home sales are tracking 2.1% lower than last year. In September, there was a total of 754 closed sales across the region, an 8.5% decline from a year ago.

Data on pending sales and showings indicate fewer transactions into the fall. In September, the number of new pending sales was 4.4% lower than last year, while showing activity fell by 4.2%. Sussex County, DE was the only local market where September new pending contracts tallied above last year.

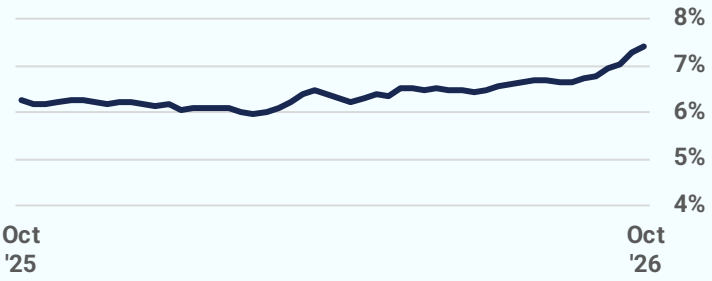
The pace of the Del/Mar Coastal market has slowed considerably. The median days on market in September was 46, which was a full week longer than a year ago.

Despite the subdued transactions, the median price in the Del/Mar Coastal market was up 3.0% year-over-year. High-end sales continue to drive home price trends in the region.

Market Outlook

It has been a challenging year for parts of the Del/Mar Coastal housing market as elevated mortgage rates keep some buyers sidelined and some vacation home buyers hesitate amidst economic uncertainty. Expect the sluggish market to continue into fall. Total transactions in 2026 will almost certainly come in below 2025 levels.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

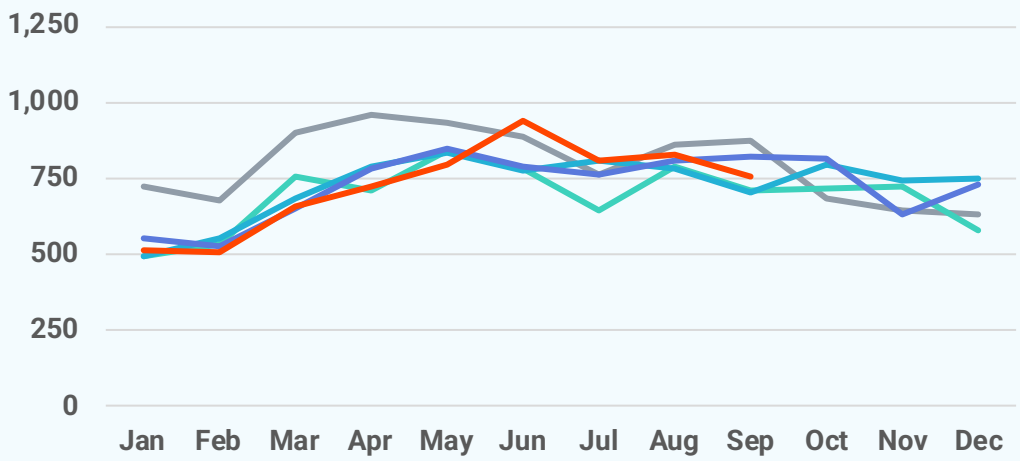
Closed Sales

2026 2025 2024 2023 2022

754
September 2026

-8.5%
Sep '26 vs. Sep '25
(Sep '25: 824)

-9.0%
Sep '26 vs. Aug '26
(Aug '26: 829)



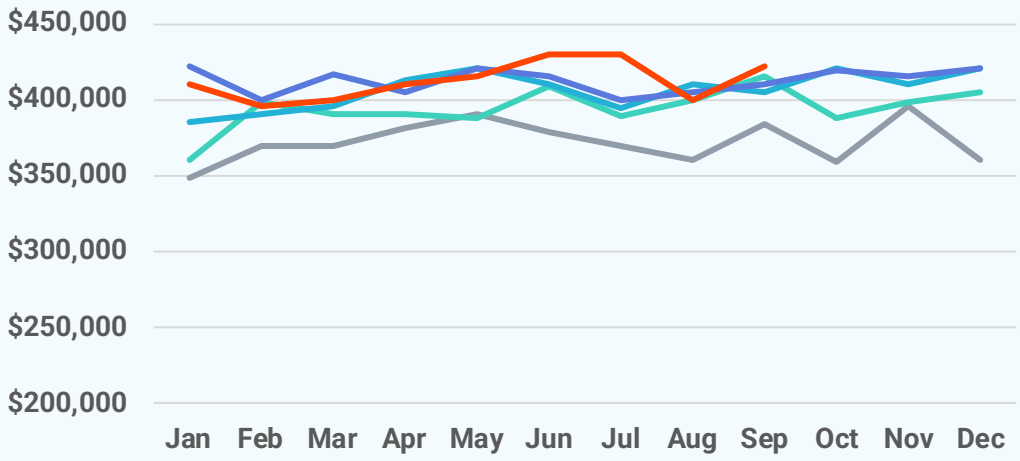
Median Sold Price

2026 2025 2024 2023 2022

$422,500
September 2026

+3.0%
Sep '26 vs. Sep '25
(Sep '25: $410,000)

+5.6%
Sep '26 vs. Aug '26
(Aug '26: $400,000)



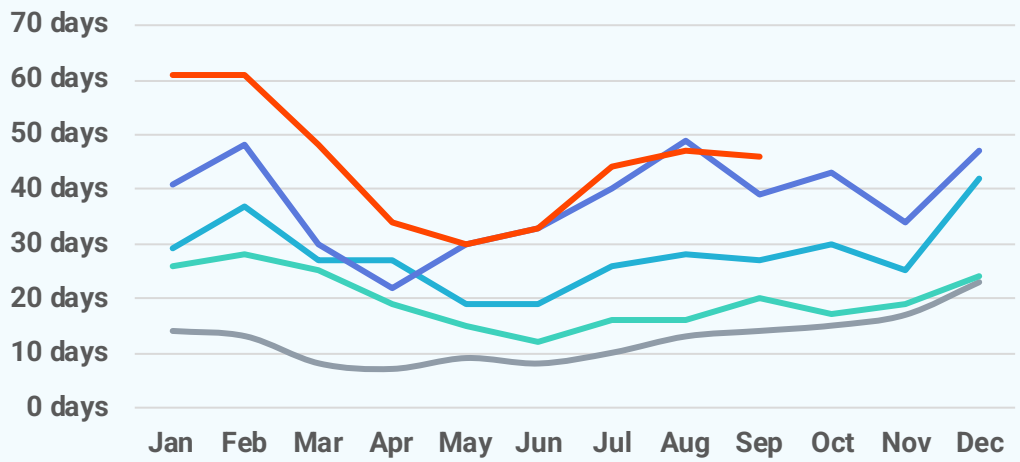
Median Days on Market

2026 2025 2024 2023 2022

46 days
September 2026

+7 days
Sep '26 vs. Sep '25
(Sep '25: 39 days)

-1 day
Sep '26 vs. Aug '26
(Aug '26: 47 days)



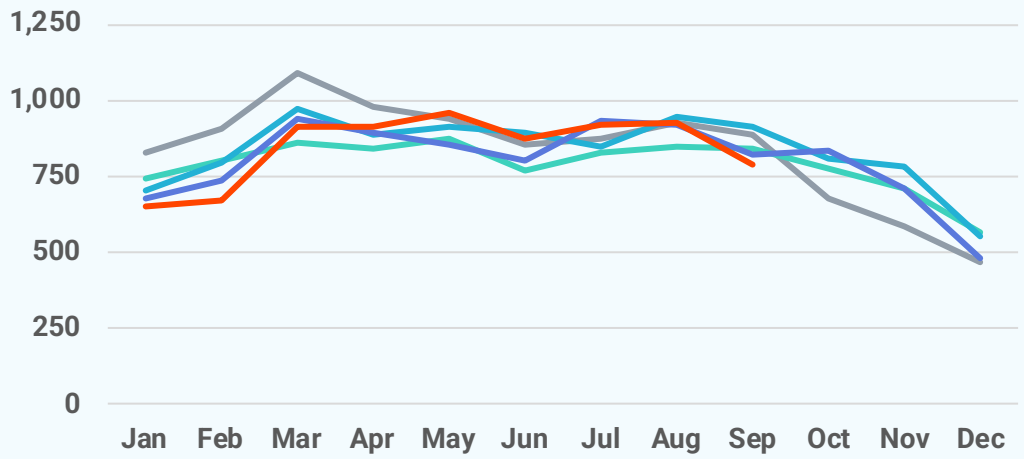
New Pending Sales

2026 2025 2024 2023 2022

786
September 2026

-4.4%
Sep '26 vs. Sep '25
(Sep '25: 822)

-15.0%
Sep '26 vs. Aug '26
(Aug '26: 925)



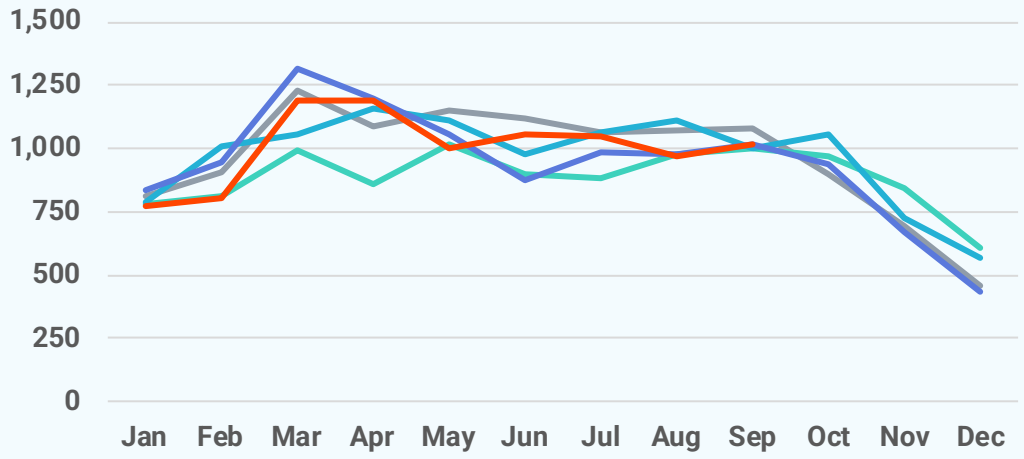
New Listings

2026 2025 2024 2023 2022

1,013
September 2026

-0.5%
Sep '26 vs. Sep '25
(Sep '25: 1,018)

+4.3%
Sep '26 vs. Aug '26
(Aug '26: 971)



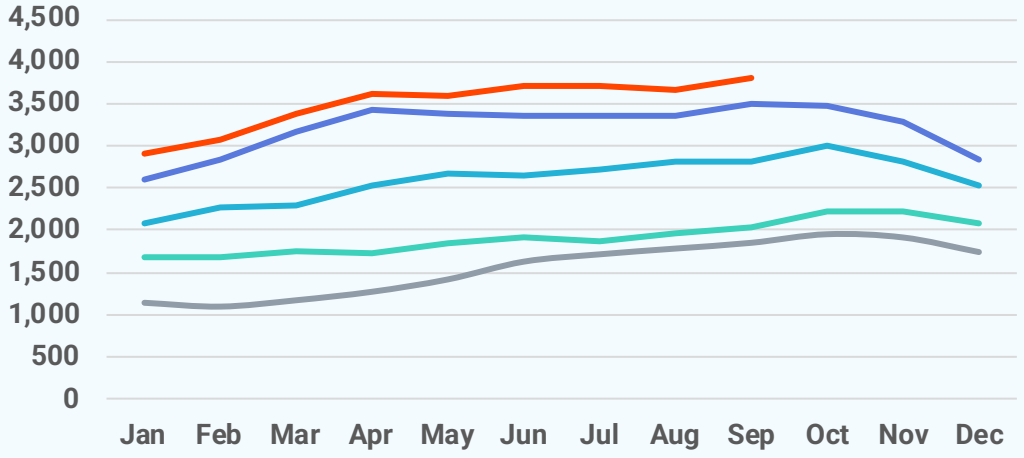
Active Listings

2026 2025 2024 2023 2022

3,815
September 2026

+9.2%
Sep '26 vs. Sep '25
(Sep '25: 3,494)

+4.4%
Sep '26 vs. Aug '26
(Aug '26: 3,655)



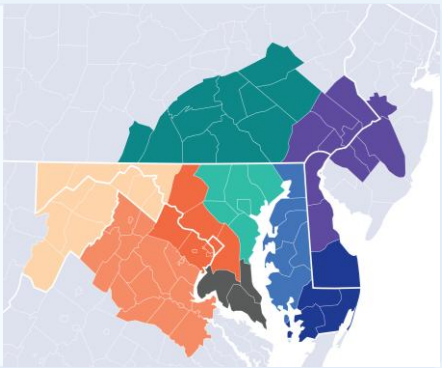
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Del/Mar Coastal	754	-8.5%	$422,500	+3.0%	46 days	+7 days
Somerset County, MD	14	-44.0%	$245,000	+36.1%	44 days	-33 days
Sussex County, DE	506	-3.3%	$450,000	+0.0%	48 days	+8 days
Wicomico County, MD	75	-30.6%	$299,999	+11.9%	34 days	+5 days
Worcester County, MD	159	-5.4%	$446,500	+3.8%	59 days	+13 days

Local Markets	New Pending Sales		New Listings		Showings	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Del/Mar Coastal	786	-4.4%	1,013	-0.5%	11,837	-4.2%
Somerset County, MD	23	-28.1%	31	-8.8%	246	-16.3%
Sussex County, DE	518	+1.6%	636	-2.8%	7,602	-0.1%
Wicomico County, MD	81	-19.8%	110	+6.8%	1,291	-6.7%
Worcester County, MD	164	-8.4%	236	+4.0%	2,698	-12.1%

Local Markets	Active Listings		Months of Supply	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Del/Mar Coastal	3,815	+9.2%	5.01	+0.6 months
Somerset County, MD	131	+4.0%	7.28	+0.98 months
Sussex County, DE	2,436	+7.6%	4.95	+0.58 months
Wicomico County, MD	400	+26.6%	4.60	+0.93 months
Worcester County, MD	848	+7.5%	5.23	+0.48 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

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

DelMar Coastal

September 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of October 6, 2026

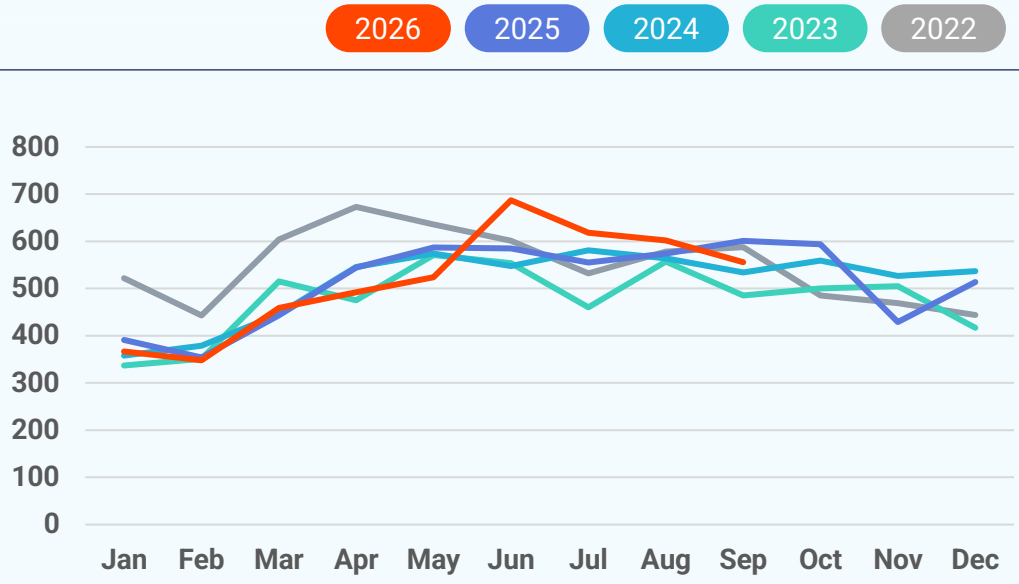
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	556	601	-7.5%
Median Sold Price	$407,017	$406,000	+0.3%
Median Days on Market	43 days	36 days	+7 days
New Pending Sales	561	581	-3.4%
New Listings	671	678	-1.0%
Active Listings	2,687	2,422	+10.9%
Months of Supply	4.94	4.27	+0.67 mos.

Closed Sales

556
September 2026

-7.5%
Sep '26 vs. Sep '25
(Sep '25: 601)

-7.6%
Sep '26 vs. Aug '26
(Aug '26: 602)



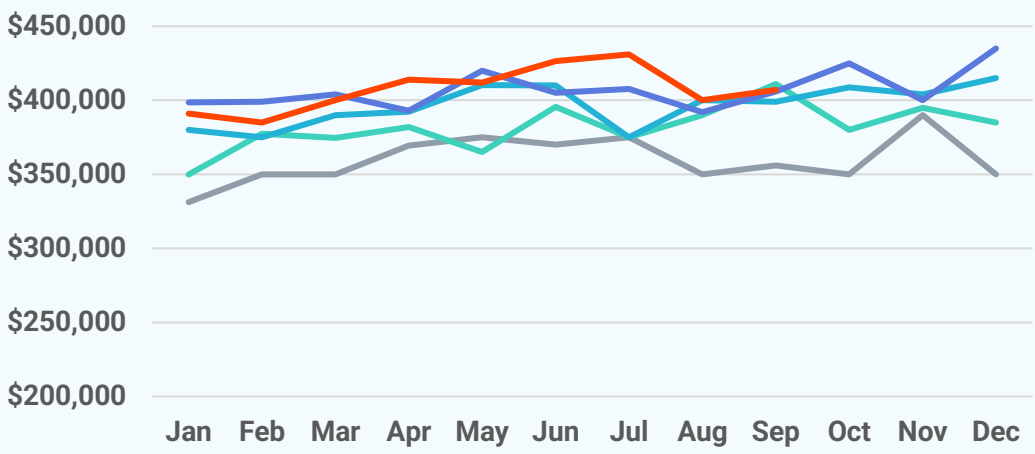
Median Sold Price

2026 2025 2024 2023 2022

$407,017
September 2026

+0.3%
Sep '26 vs. Sep '25
(Sep '25: $406,000)

+1.8%
Sep '26 vs. Aug '26
(Aug '26: $400,000)



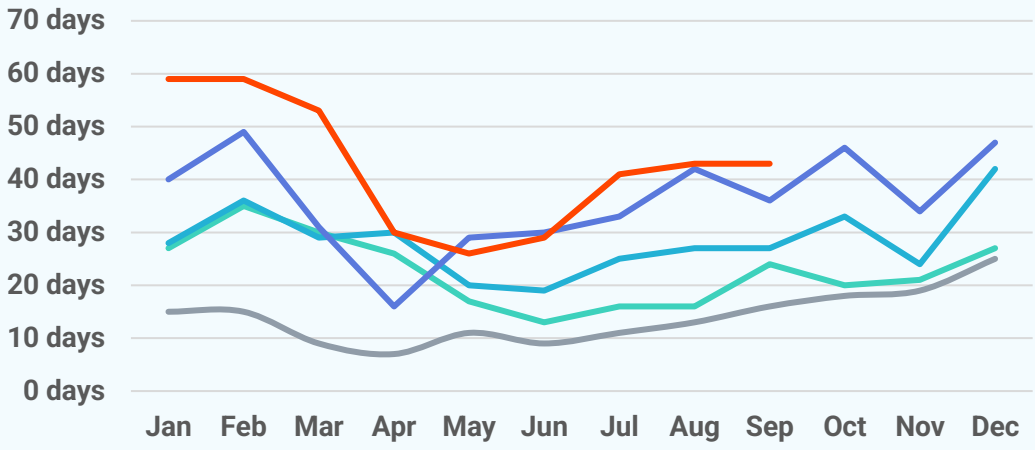
Median Days on Market

2026 2025 2024 2023 2022

43 days
September 2026

+7 days
Sep '26 vs. Sep '25
(Sep '25: 36 days)

+0 days
Sep '26 vs. Aug '26
(Aug '26: 43 days)



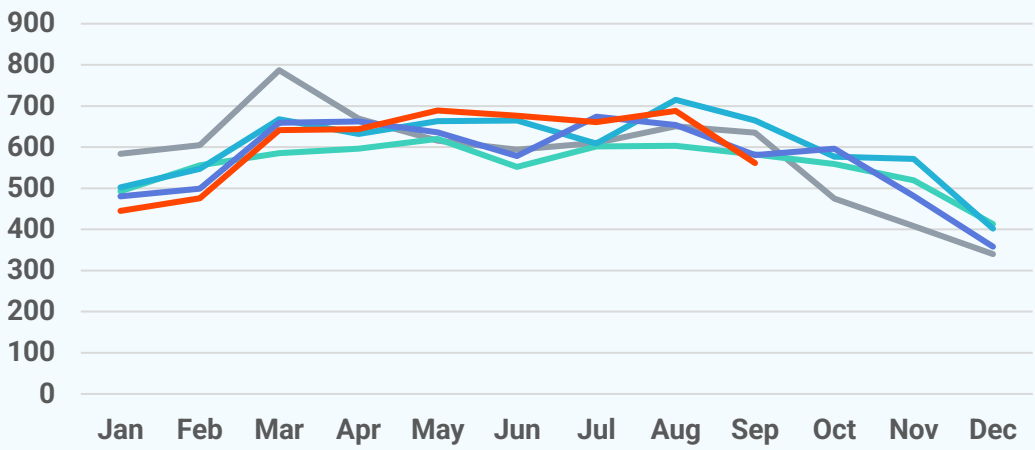
New Pending Sales

2026 2025 2024 2023 2022

561
September 2026

-3.4%
Sep '26 vs. Sep '25
(Sep '25: 581)

-18.5%
Sep '26 vs. Aug '26
(Aug '26: 688)



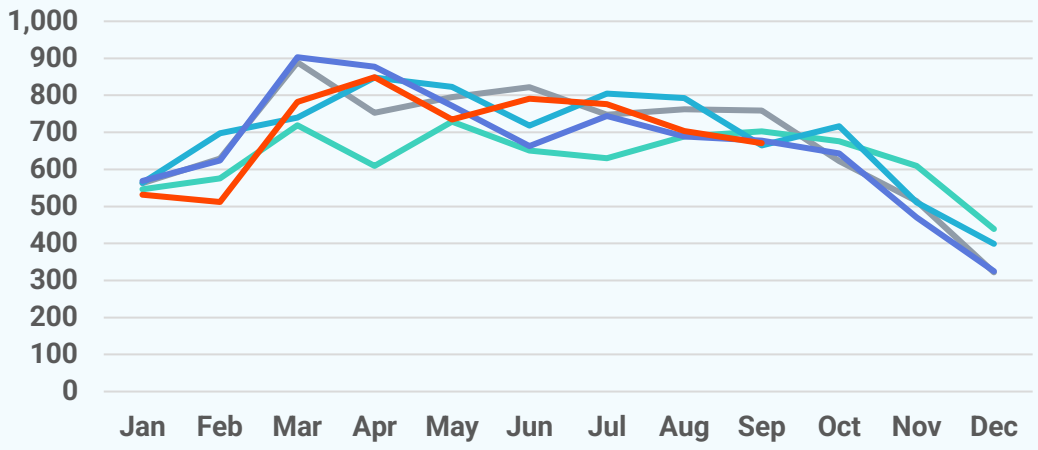
New Listings

2026 2025 2024 2023 2022

671
September 2026

-1.0%
Sep '26 vs. Sep '25
(Sep '25: 678)

-4.7%
Sep '26 vs. Aug '26
(Aug '26: 704)



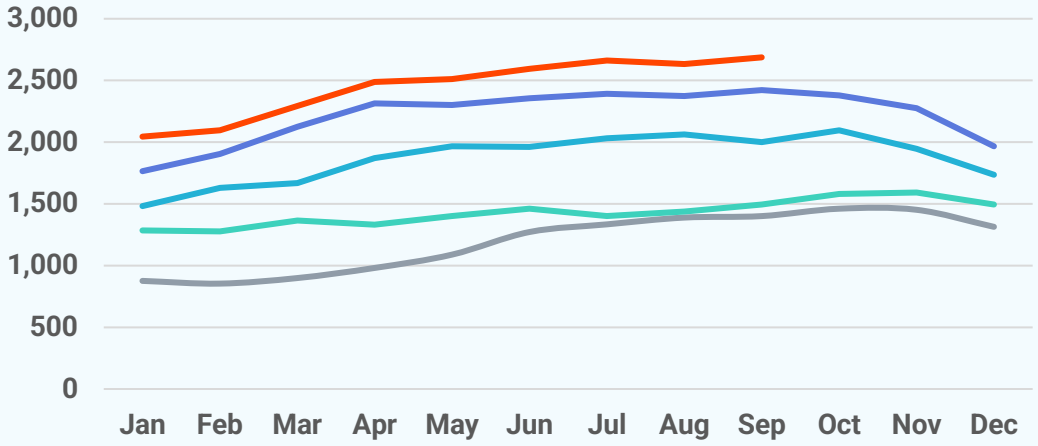
Active Listings

2026 2025 2024 2023 2022

2,687
September 2026

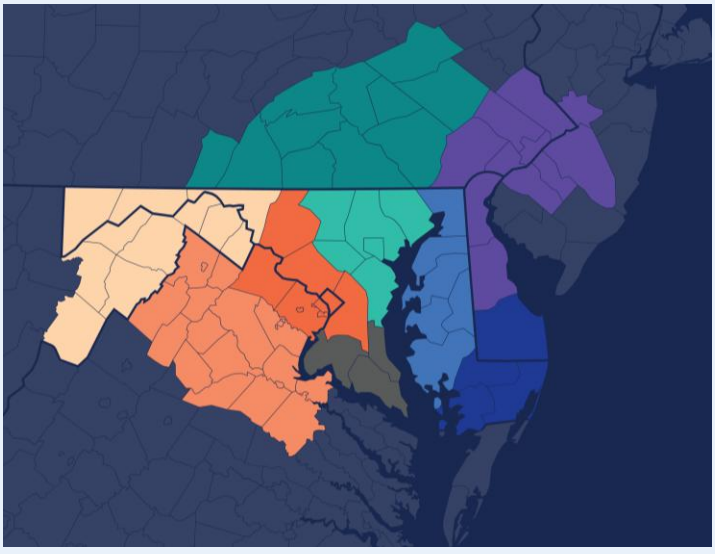
+10.9%
Sep '26 vs. Sep '25
(Sep '25: 2,422)

+2.1%
Sep '26 vs. Aug '26
(Aug '26: 2,633)



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**.



DelMar Coastal

September 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of October 6, 2026

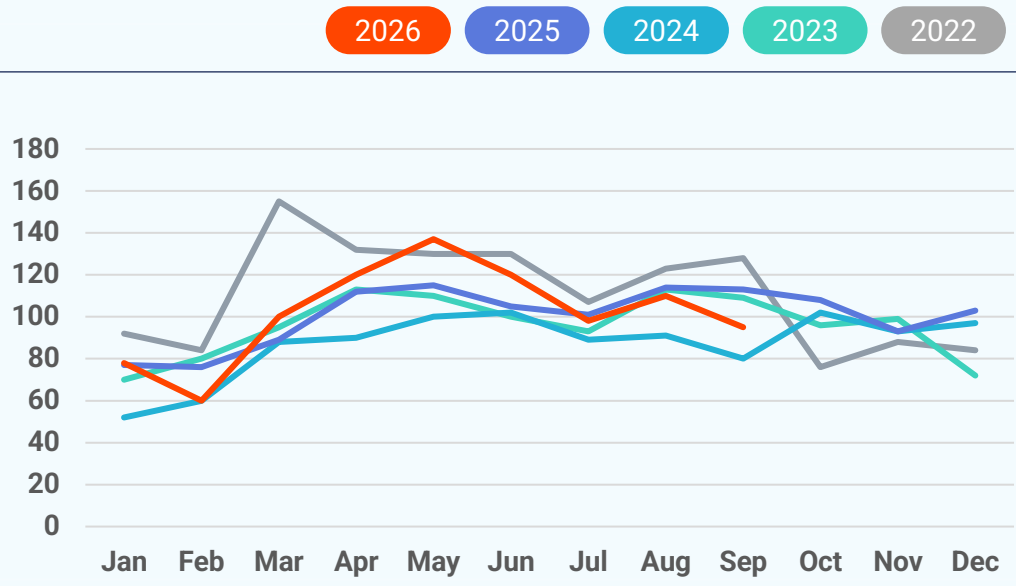
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	95	113	-15.9%
Median Sold Price	$449,000	$402,500	+11.6%
Median Days on Market	46 days	65 days	-19 days
New Pending Sales	116	119	-2.5%
New Listings	164	160	+2.5%
Active Listings	489	489	+0.0%
Months of Supply	4.61	4.70	-0.09 mos.

Closed Sales

95
September 2026

-15.9%
Sep '26 vs. Sep '25
(Sep '25: 113)

-13.6%
Sep '26 vs. Aug '26
(Aug '26: 110)



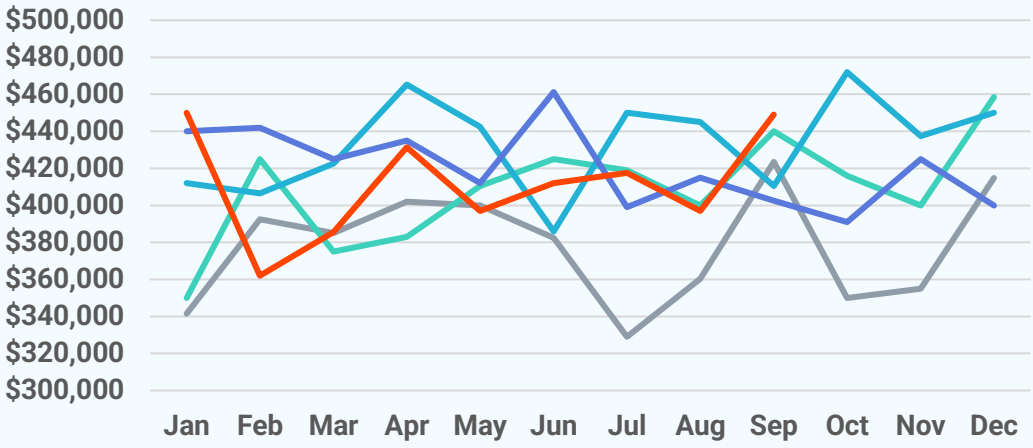
Median Sold Price

2026 2025 2024 2023 2022

$449,000
September 2026

+11.6%
Sep '26 vs. Sep '25
(Sep '25: $402,500)

+13.1%
Sep '26 vs. Aug '26
(Aug '26: $396,950)



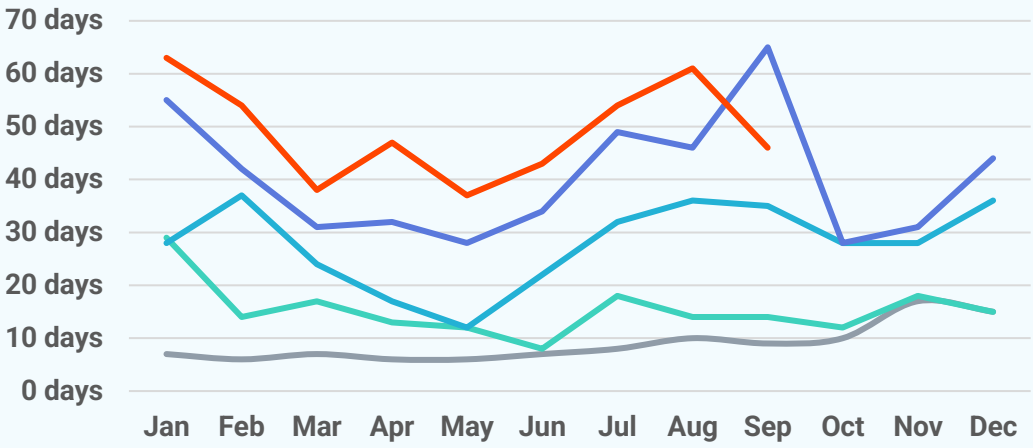
Median Days on Market

2026 2025 2024 2023 2022

46 days
September 2026

-19 days
Sep '26 vs. Sep '25
(Sep '25: 65 days)

-15 days
Sep '26 vs. Aug '26
(Aug '26: 61 days)



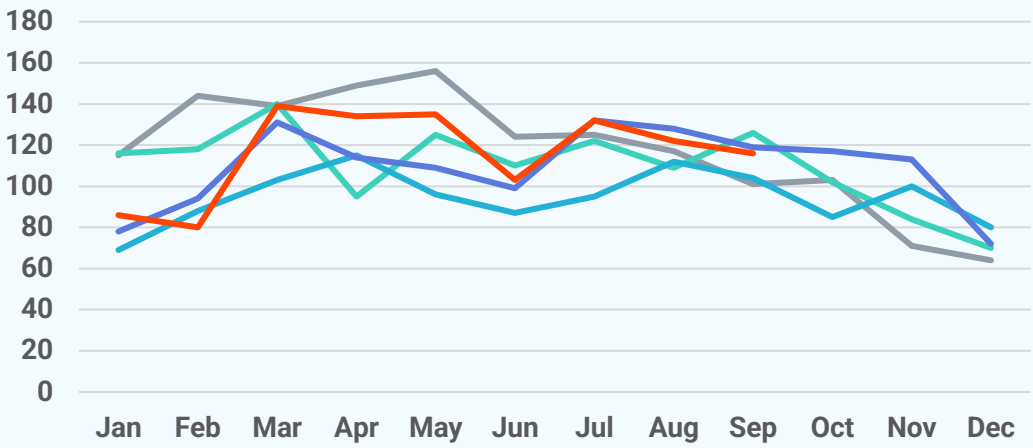
New Pending Sales

2026 2025 2024 2023 2022

116
September 2026

-2.5%
Sep '26 vs. Sep '25
(Sep '25: 119)

-4.9%
Sep '26 vs. Aug '26
(Aug '26: 122)



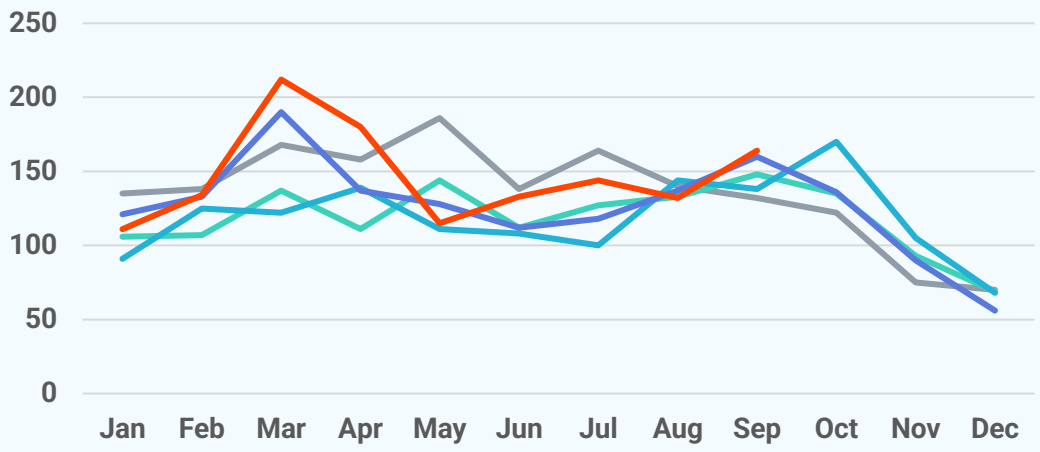
New Listings

2026 2025 2024 2023 2022

164
September 2026

+2.5%
Sep '26 vs. Sep '25
(Sep '25: 160)

+24.2%
Sep '26 vs. Aug '26
(Aug '26: 132)



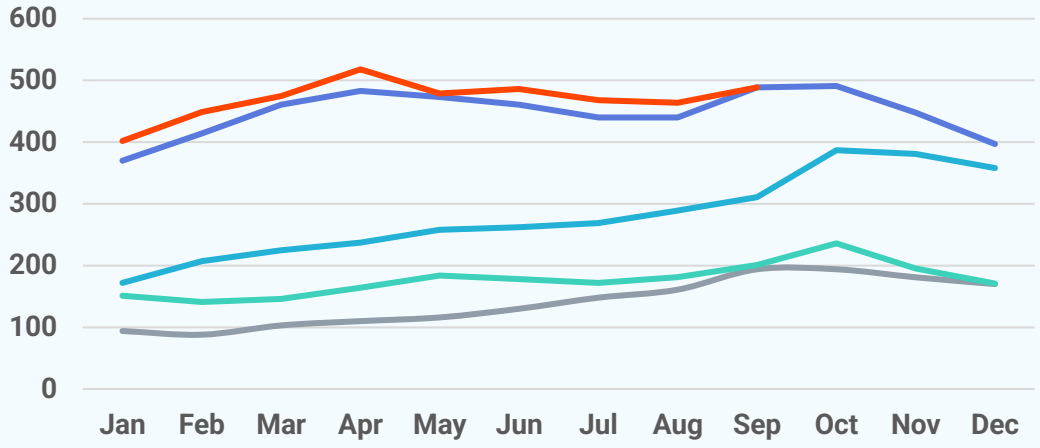
Active Listings

2026 2025 2024 2023 2022

489
September 2026

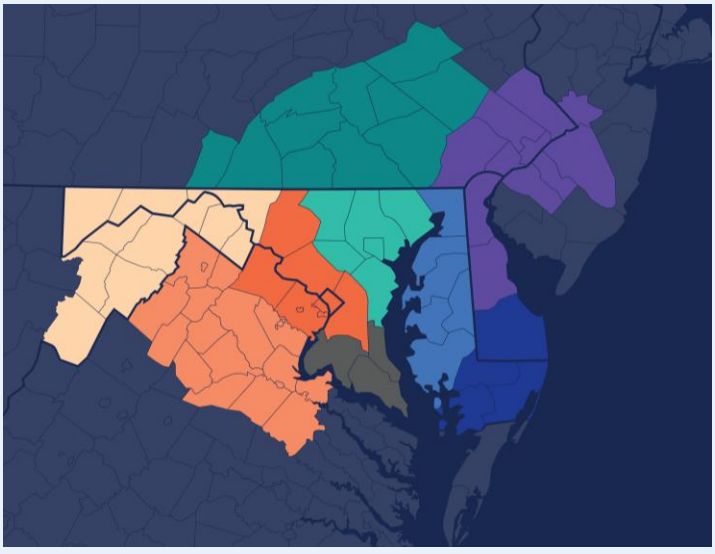
+0.0%
Sep '26 vs. Sep '25
(Sep '25: 489)

+5.4%
Sep '26 vs. Aug '26
(Aug '26: 464)



About Bright MLS

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DelMar Coastal

September 2026 Condos Report

Prepared by Bright Research

Data as of October 6, 2026

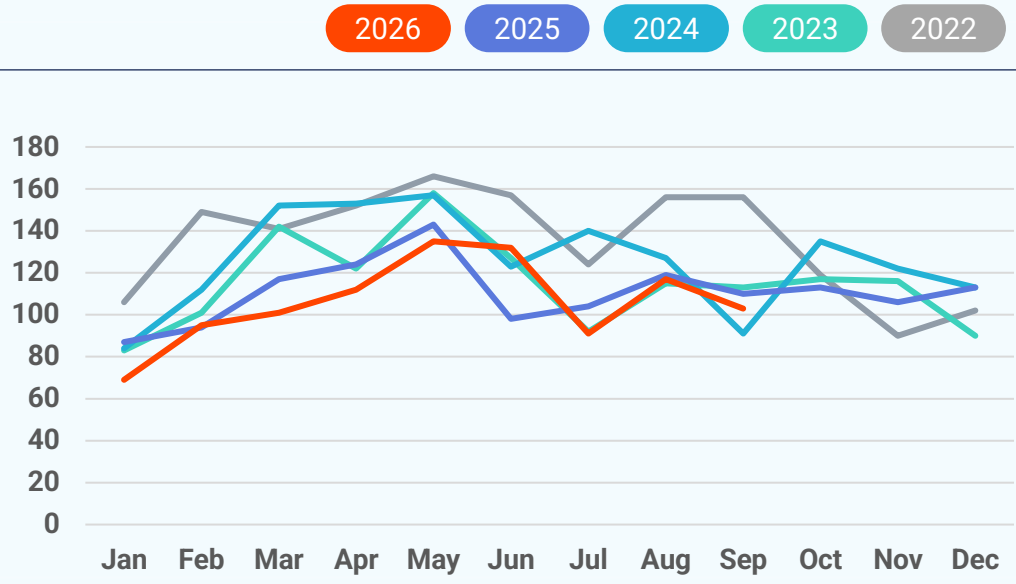
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	103	110	-6.4%
Median Sold Price	$461,000	$435,000	+6.0%
Median Days on Market	62 days	58 days	+4 days
New Pending Sales	109	122	-10.7%
New Listings	177	180	-1.7%
Active Listings	639	583	+9.6%
Months of Supply	5.81	4.86	+0.95 mos.

Closed Sales

103
September 2026

-6.4%
Sep '26 vs. Sep '25
(Sep '25: 110)

-12.0%
Sep '26 vs. Aug '26
(Aug '26: 117)



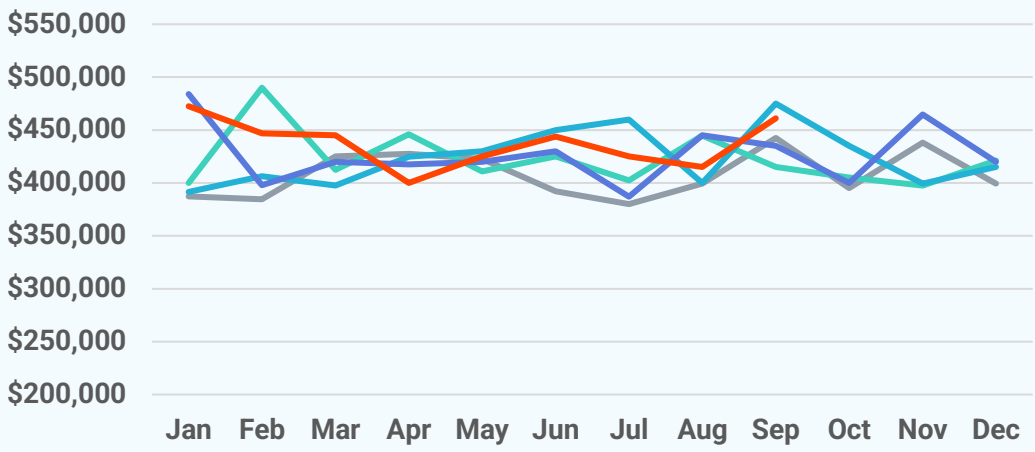
Median Sold Price

2026 2025 2024 2023 2022

$461,000
September 2026

+6.0%
Sep '26 vs. Sep '25
(Sep '25: $435,000)

+11.1%
Sep '26 vs. Aug '26
(Aug '26: $415,000)



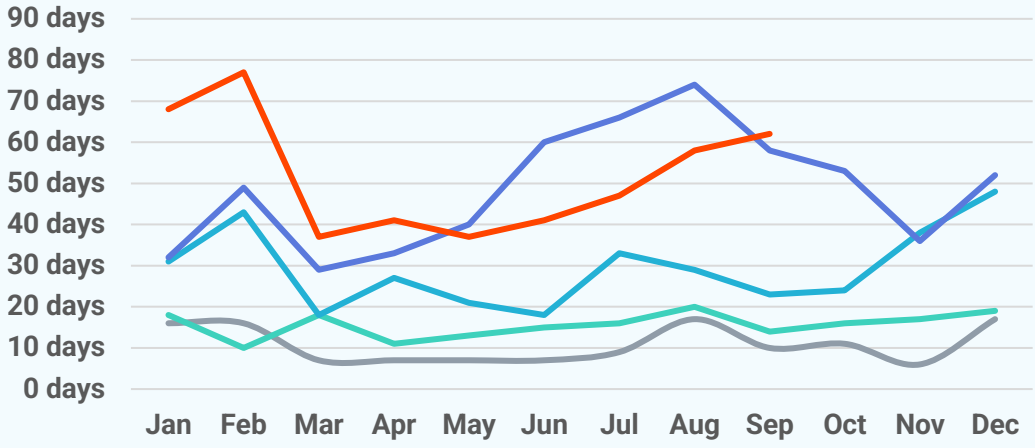
Median Days on Market

2026 2025 2024 2023 2022

62 days
September 2026

+4 days
Sep '26 vs. Sep '25
(Sep '25: 58 days)

+4 days
Sep '26 vs. Aug '26
(Aug '26: 58 days)



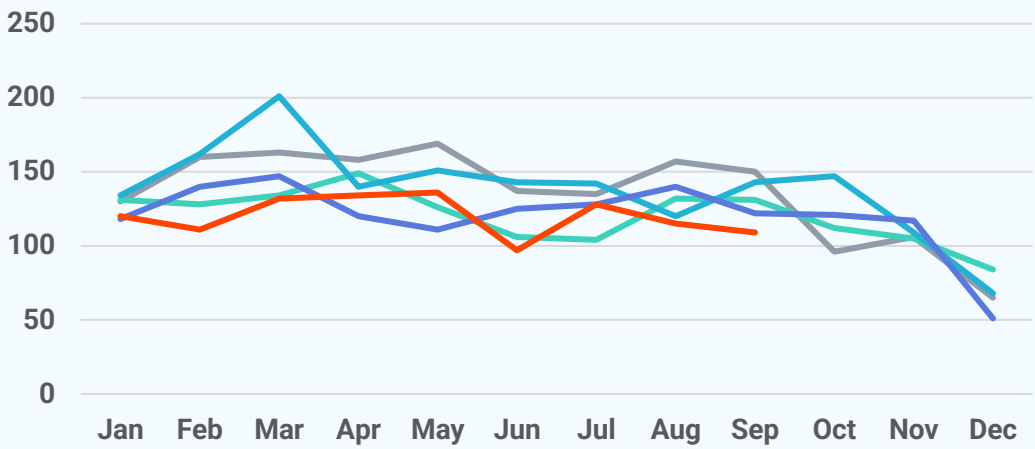
New Pending Sales

2026 2025 2024 2023 2022

109
September 2026

-10.7%
Sep '26 vs. Sep '25
(Sep '25: 122)

-5.2%
Sep '26 vs. Aug '26
(Aug '26: 115)



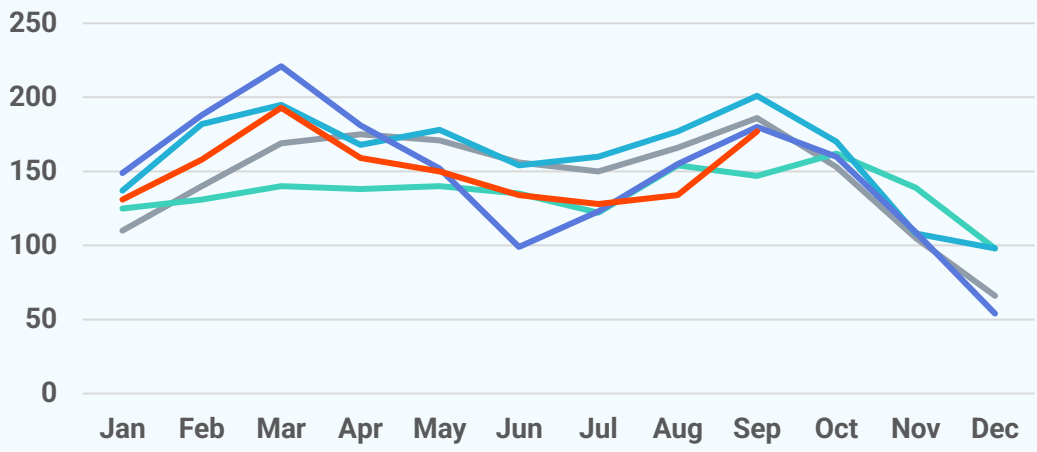
New Listings

2026 2025 2024 2023 2022

177
September 2026

-1.7%
Sep '26 vs. Sep '25
(Sep '25: 180)

+32.1%
Sep '26 vs. Aug '26
(Aug '26: 134)



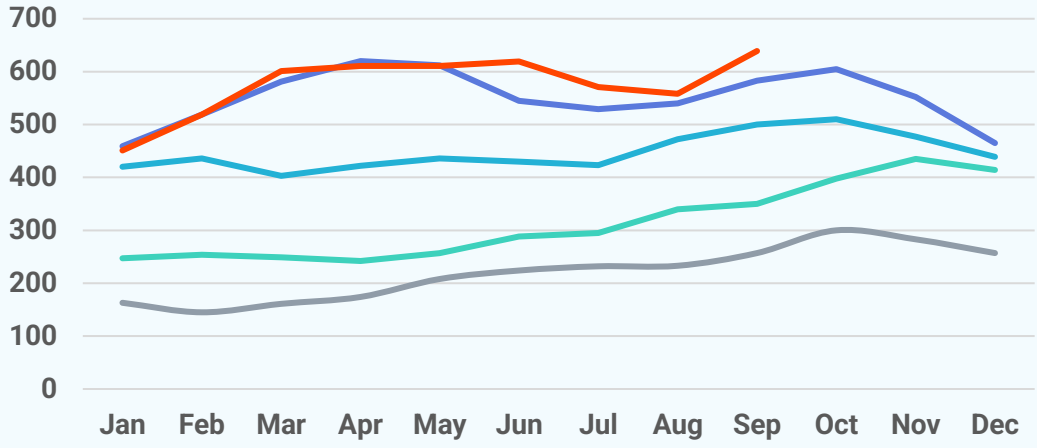
Active Listings

2026 2025 2024 2023 2022

639
September 2026

+9.6%
Sep '26 vs. Sep '25
(Sep '25: 583)

+14.5%
Sep '26 vs. Aug '26
(Aug '26: 558)



About Bright MLS

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