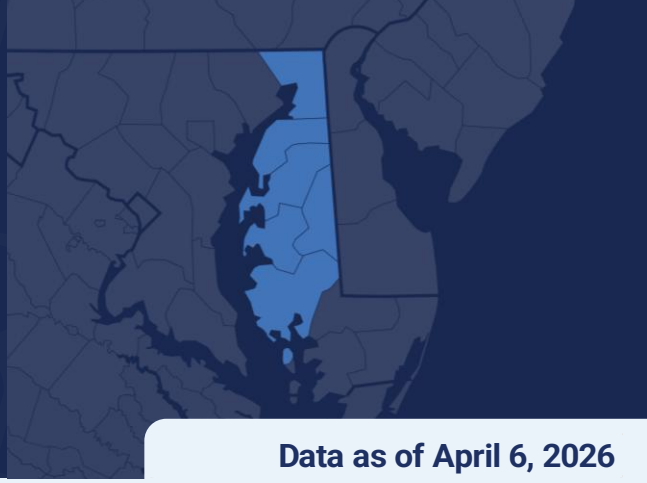
Maryland Eastern Shore

# March 2026 Housing Market Report

Prepared by Bright Research



Data as of April 6, 2026

| Key Market Statistics | Mar 2026 | Mar 2025 | Change | YTD 2026 | YTD 2025 | Change |
|---|---|---|---|---|---|---|
| Closed Sales | 254 | 267 | -4.9% | 711 | 694 | +2.4% |
| Median Sold Price | $365,000 | $365,200 | -0.1% | $378,000 | $374,000 | +1.1% |
| Median Days on Market | 50 days | 22 days | +28 days | 44 days | 29 days | +15 days |
| New Pending Sales | 325 | 351 | -7.4% | 832 | 832 | +0.0% |
| New Listings | 440 | 394 | +11.7% | 1,033 | 1,068 | -3.3% |
| Active Listings | 1,033 | 912 | +13.3% | 1,033 | 912 | +13.3% |
| Months of Supply | 3.39 | 2.96 | +0.43 mos. | 3.39 | 2.96 | +0.43 mos. |
| Showings | 4,113 | 4,414 | -6.8% | 10,178 | 11,280 | -9.8% |

## Housing Market Trends

**Strong seller activity in March makes up ground after slow February.** Sellers on the Maryland Eastern Shore look like they waited a month to list. After a depressing February, March new listings were up 11.7% year-over-year with 440 new listings added in the month.

In the Eastern Shore region overall, both closed sales (-4.9%) and new pending sales (-7.4%) were lower than last year. However, there was local variation with only Cecil County posting fewer closed sales year-over-year, while the five other counties reported increases.

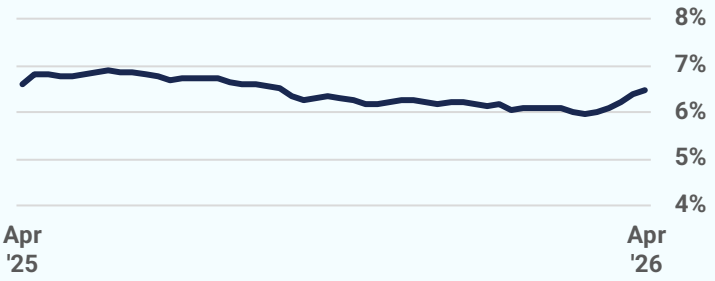
Only Queen Anne's and Talbot counties had higher new pending sales in March. The transition from mortgage rates early in the month at 6% compared to the 6.5% at the end of the month dampened buying activity on the Eastern Shore.

Buyers are moving cautiously. Unlike the typical seasonal drop in the median days on market, the median increased 12 days from last month and was four weeks slower than March 2025.

## Market Outlook

The uptick in new listings will provide Eastern Shore buyers with additional choices this spring. Whether they take advantage will be impacted by many factors including recent mortgage rate increases, continuing inflation and economic concerns. After closed sales growth early in the year, the upcoming months could be bumpy.

### Weekly Avg. Mortgage Rate 30-yr fixed rate




Source: Freddie Mac

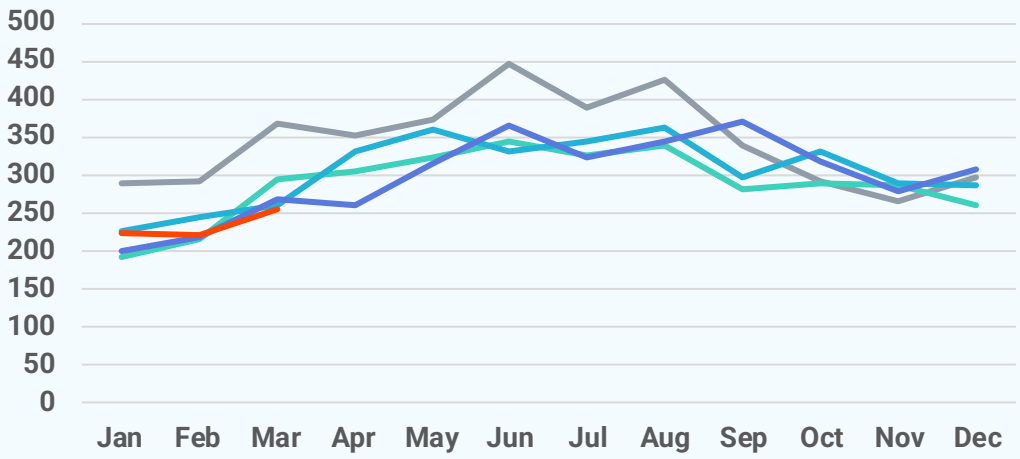
## Closed Sales

2026 2025 2024 2023 2022

**254**
March 2026

**-4.9%**
Mar '26 vs. Mar '25
**(Mar '25: 267)**

**+14.4%**
Mar '26 vs. Feb '26
**(Feb '26: 222)**



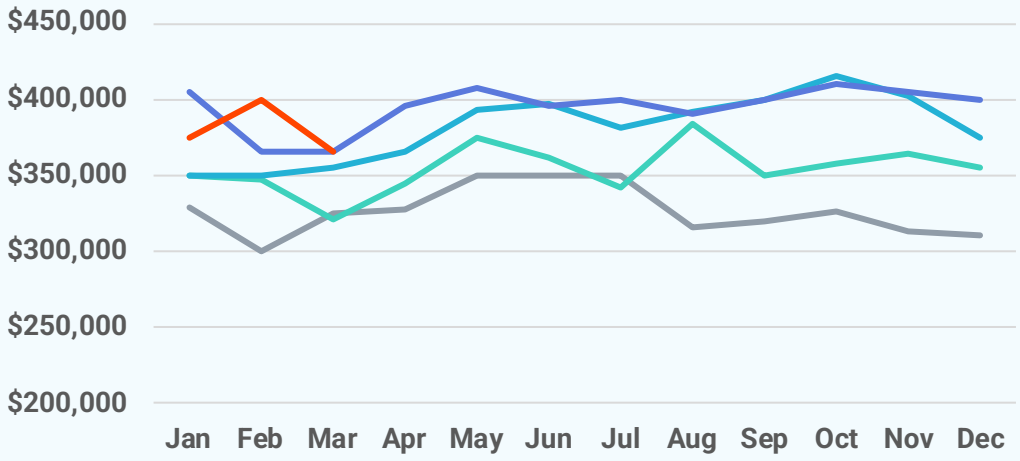

## Median Sold Price

2026 2025 2024 2023 2022

**$365,000**
March 2026

**-0.1%**
Mar '26 vs. Mar '25
**(Mar '25: $365,200)**

**-8.7%**
Mar '26 vs. Feb '26
**(Feb '26: $399,950)**



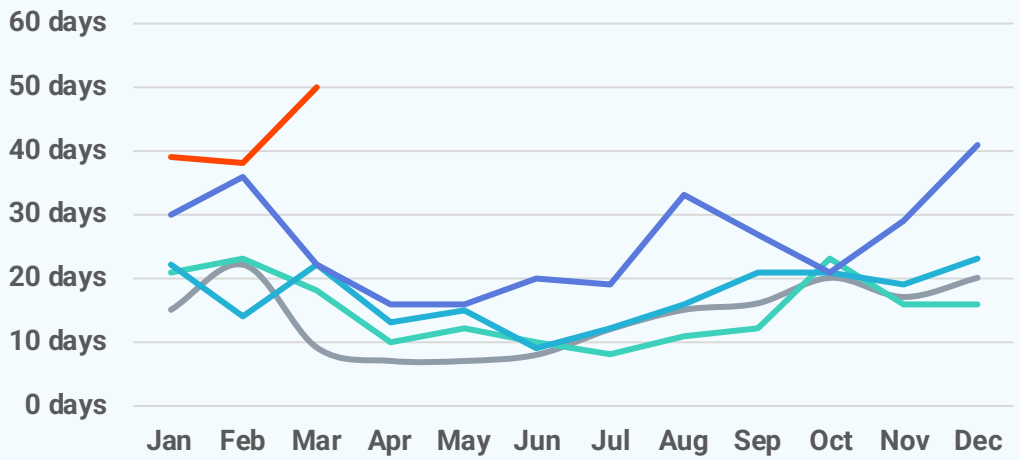

## Median Days on Market

2026 2025 2024 2023 2022

**50 days**
March 2026

**+28 days**
Mar '26 vs. Mar '25
**(Mar '25: 22 days)**

**+12 days**
Mar '26 vs. Feb '26
**(Feb '26: 38 days)**



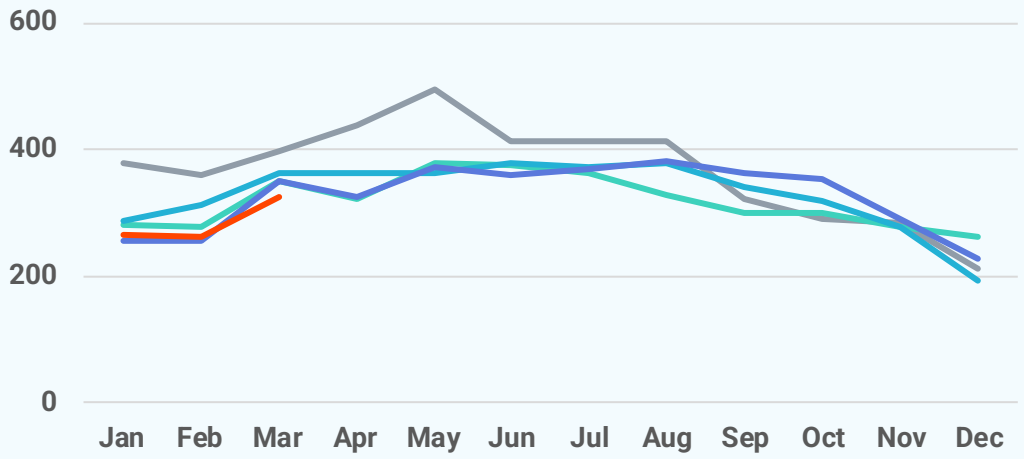
## New Pending Sales

2026 2025 2024 2023 2022

**325**
March 2026

**-7.4%**
Mar '26 vs. Mar '25
**(Mar '25: 351)**

**+23.6%**
Mar '26 vs. Feb '26
**(Feb '26: 263)**



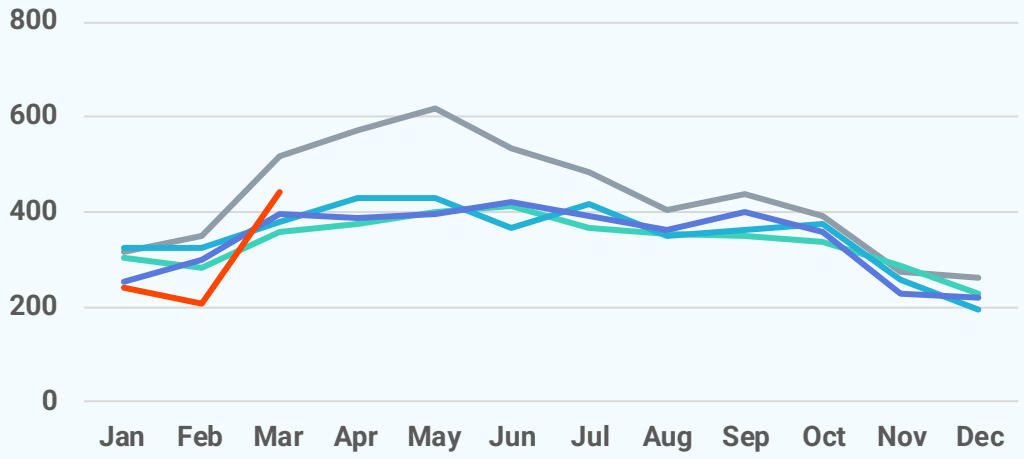

## New Listings

2026 2025 2024 2023 2022

**440**
March 2026

**+11.7%**
Mar '26 vs. Mar '25
**(Mar '25: 394)**

**+112.6%**
Mar '26 vs. Feb '26
**(Feb '26: 207)**



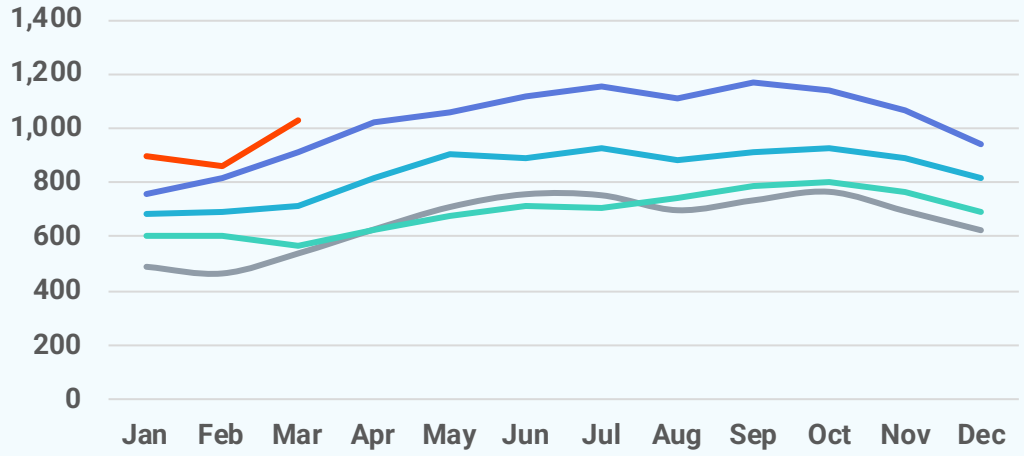

## Active Listings

2026 2025 2024 2023 2022

**1,033**
March 2026

**+13.3%**
Mar '26 vs. Mar '25
**(Mar '25: 912)**

**+19.7%**
Mar '26 vs. Feb '26
**(Feb '26: 863)**



| Local Markets | Closed Sales | | Median Sales Price | | Median Days on Market | |
|---|---|---|---|---|---|---|
| | Mar '26 | vs. Mar '25 | Mar '26 | vs. Mar '25 | Mar '26 | vs. Mar '25 |
| MD Eastern Shore | 254 | -4.9% | $365,000 | -0.1% | 50 days | +28 days |
| Caroline County, MD | 24 | +14.3% | $291,495 | +10.0% | 76 days | +45 days |
| Cecil County, MD | 69 | -25.0% | $334,000 | -1.8% | 16 days | +8 days |
| Dorchester County, MD | 37 | +5.7% | $264,000 | -5.7% | 59 days | -32 days |
| Kent County, MD | 18 | +5.9% | $345,000 | +1.2% | 29 days | +4 days |
| Queen Anne's County, MD | 69 | +1.5% | $510,250 | +4.1% | 57 days | +35 days |
| Talbot County, MD | 37 | +8.8% | $410,000 | -19.6% | 92 days | +49 days |

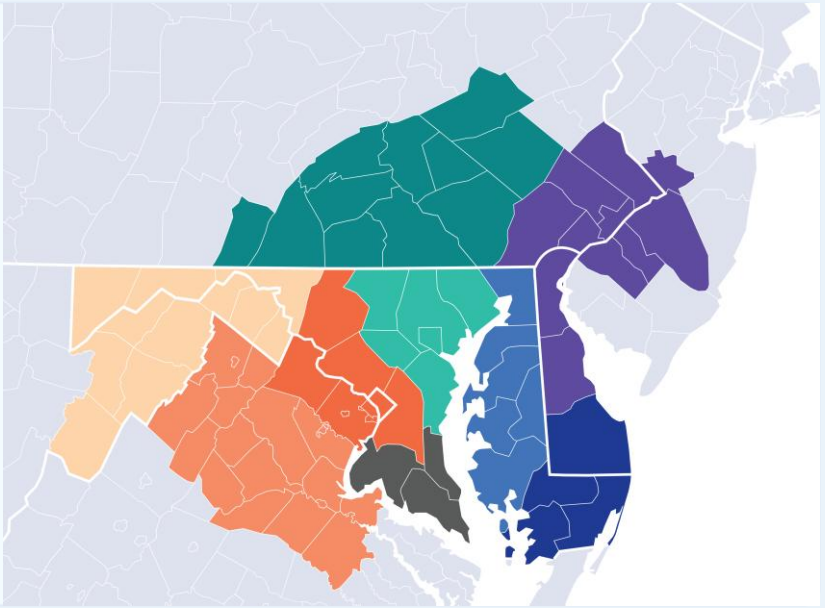
| Local Markets | New Pending Sales | | New Listings | | Showings | |
|---|---|---|---|---|---|---|
| | Mar '26 | vs. Mar '25 | Mar '26 | vs. Mar '25 | Mar '26 | vs. Mar '25 |
| MD Eastern Shore | 325 | -7.4% | 440 | +11.7% | 4,113 | -6.8% |
| Caroline County, MD | 33 | -17.5% | 35 | -25.5% | 424 | -4.5% |
| Cecil County, MD | 85 | -20.6% | 87 | -17.9% | 1,192 | -21.4% |
| Dorchester County, MD | 45 | -6.3% | 83 | +36.1% | 432 | -15.6% |
| Kent County, MD | 26 | -7.1% | 37 | +60.9% | 282 | +1.4% |
| Queen Anne's County, MD | 81 | +6.6% | 111 | +22.0% | 1,035 | +22.6% |
| Talbot County, MD | 55 | +5.8% | 87 | +31.8% | 748 | -8.7% |

## Local Markets

| | Active Listings | | Months of Supply | |
|---|---|---|---|---|
| | Mar '26 | vs. Mar '25 | Mar '26 | vs. Mar '25 |
| MD Eastern Shore | 1,033 | +13.3% | 3.39 | +0.43 months |
| Caroline County, MD | 96 | +0.0% | 3.20 | -0.23 months |
| Cecil County, MD | 189 | -4.1% | 2.08 | -0.08 months |
| Dorchester County, MD | 218 | +17.2% | 5.74 | +1.51 months |
| Kent County, MD | 92 | +43.8% | 4.00 | +1.44 months |
| Queen Anne's County, MD | 201 | +10.4% | 2.83 | +0.34 months |
| Talbot County, MD | 237 | +26.7% | 4.84 | +0.86 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

# March 2026
# Detached Single-Family Home Report

Prepared by Bright Research

**Data as of April 6, 2026**

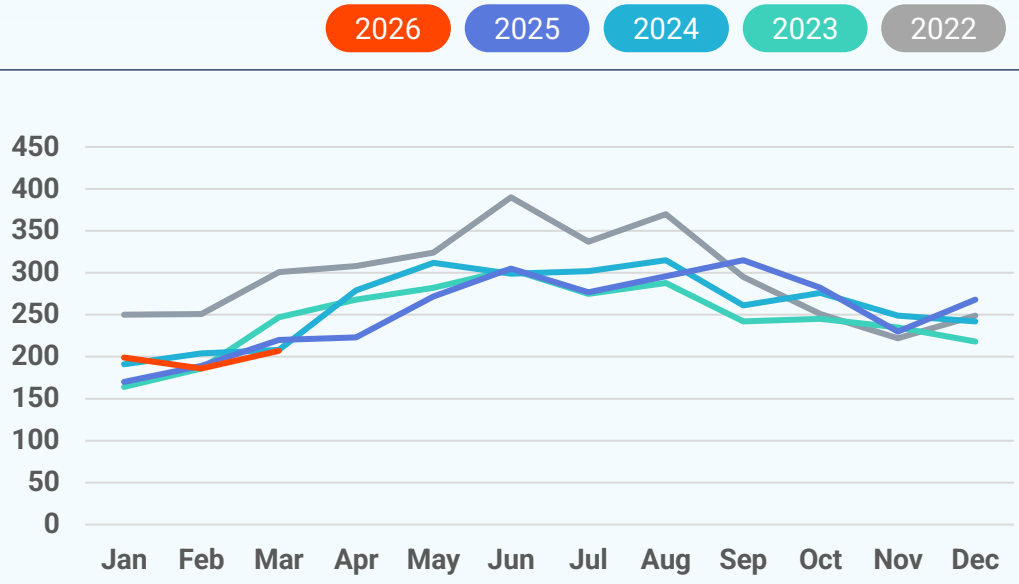
| Key Market Statistics | Mar 2026 | Mar 2025 | Change |
|---|---|---|---|
| **Closed Sales** | 207 | 220 | -5.9% |
| **Median Sold Price** | $380,500 | $380,000 | +0.1% |
| **Median Days on Market** | 51 days | 23 days | +28 days |
| **New Pending Sales** | 267 | 295 | -9.5% |
| **New Listings** | 356 | 322 | +10.6% |
| **Active Listings** | 865 | 758 | +14.1% |
| **Months of Supply** | 3.33 | 2.86 | +0.47 mos. |

## Closed Sales

**207**
March 2026

**-5.9%**
Mar '26 vs. Mar '25
**(Mar '25: 220)**

**+11.3%**
Mar '26 vs. Feb '26
**(Feb '26: 186)**



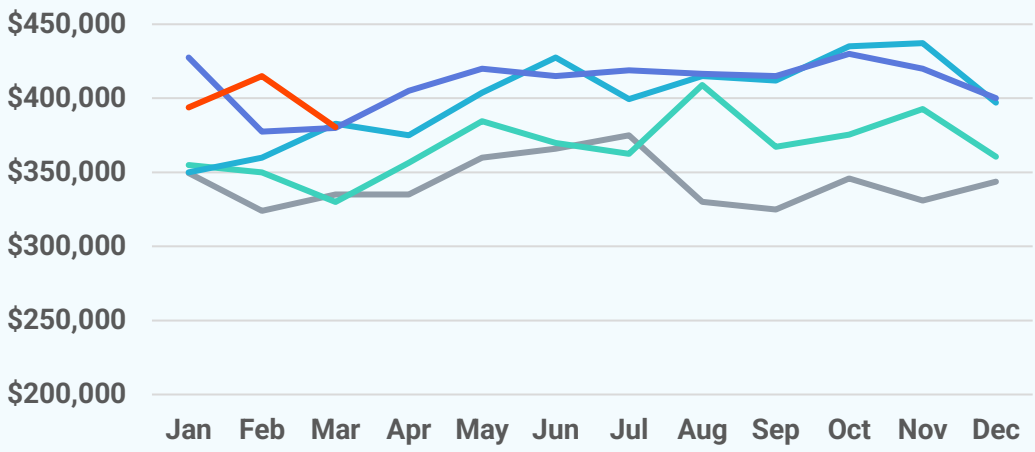
## Median Sold Price

2026 2025 2024 2023 2022

**$380,500**
March 2026

**+0.1%**
Mar '26 vs. Mar '25
**(Mar '25: $380,000)**

**-8.3%**
Mar '26 vs. Feb '26
**(Feb '26: $415,000)**



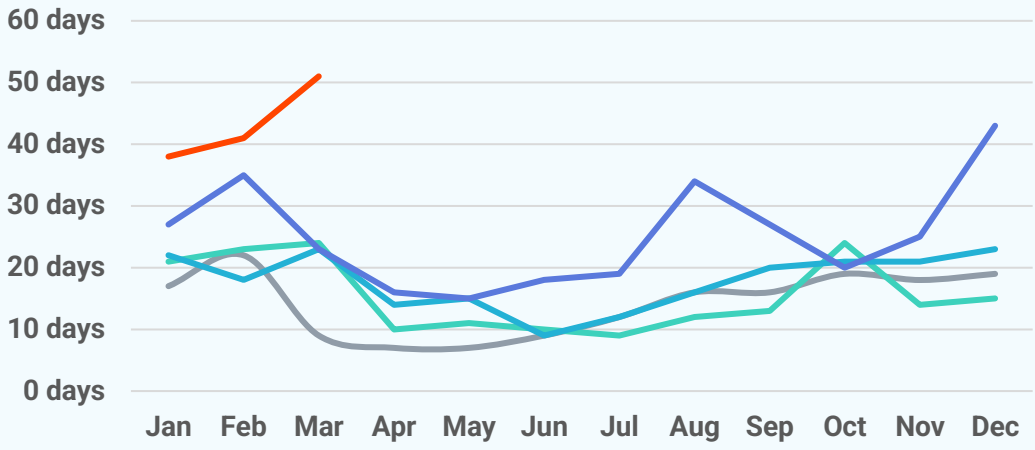

## Median Days on Market

2026 2025 2024 2023 2022

**51 days**
March 2026

**+28 days**
Mar '26 vs. Mar '25
**(Mar '25: 23 days)**

**+10 days**
Mar '26 vs. Feb '26
**(Feb '26: 41 days)**



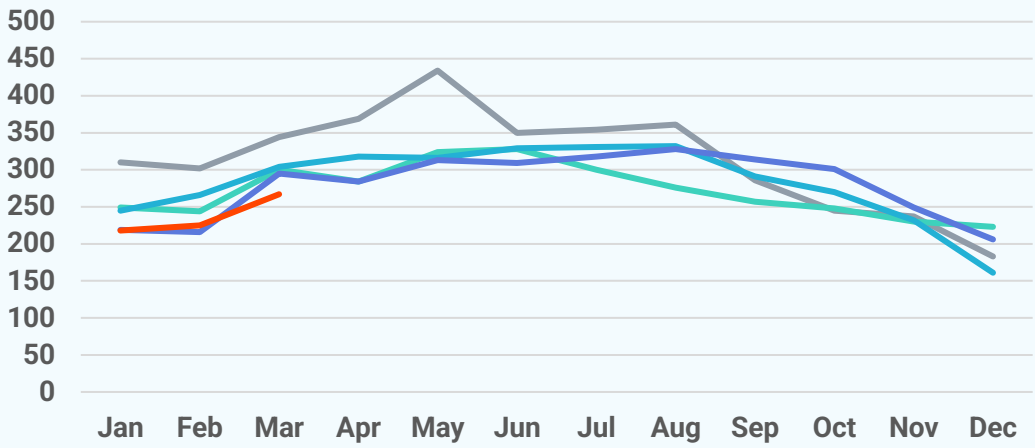

## New Pending Sales

2026 2025 2024 2023 2022

**267**
March 2026

**-9.5%**
Mar '26 vs. Mar '25
**(Mar '25: 295)**

**+18.7%**
Mar '26 vs. Feb '26
**(Feb '26: 225)**



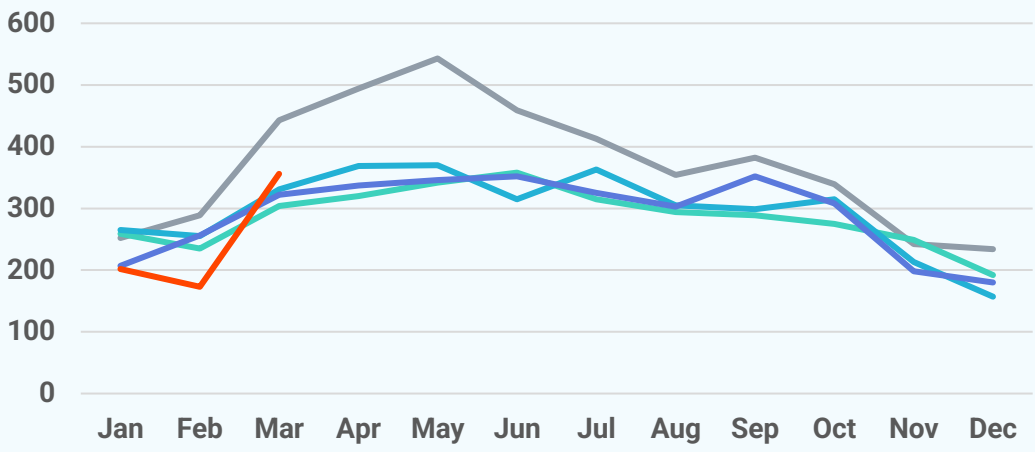
## New Listings

2026 2025 2024 2023 2022

**356**
March 2026

**+10.6%**
Mar '26 vs. Mar '25
**(Mar '25: 322)**

**+105.8%**
Mar '26 vs. Feb '26
**(Feb '26: 173)**



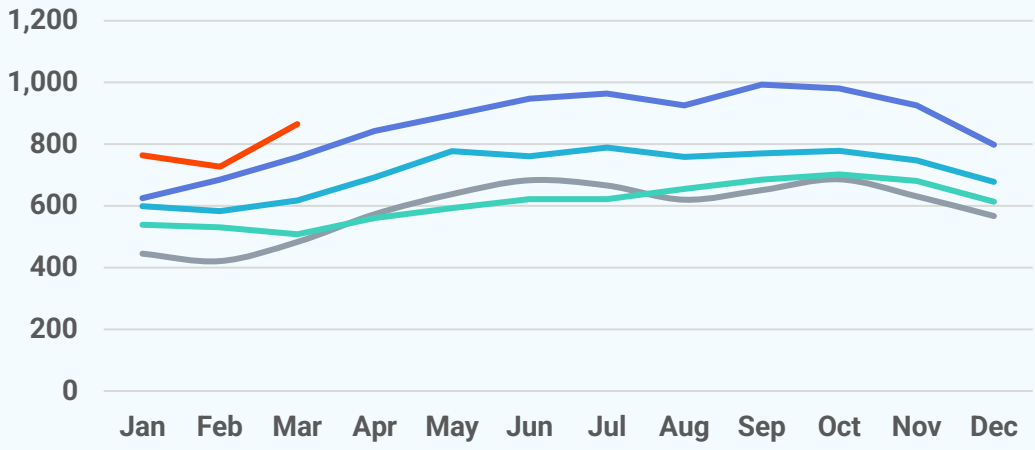

## Active Listings

2026 2025 2024 2023 2022

**865**
March 2026

**+14.1%**
Mar '26 vs. Mar '25
**(Mar '25: 758)**

**+19.0%**
Mar '26 vs. Feb '26
**(Feb '26: 727)**

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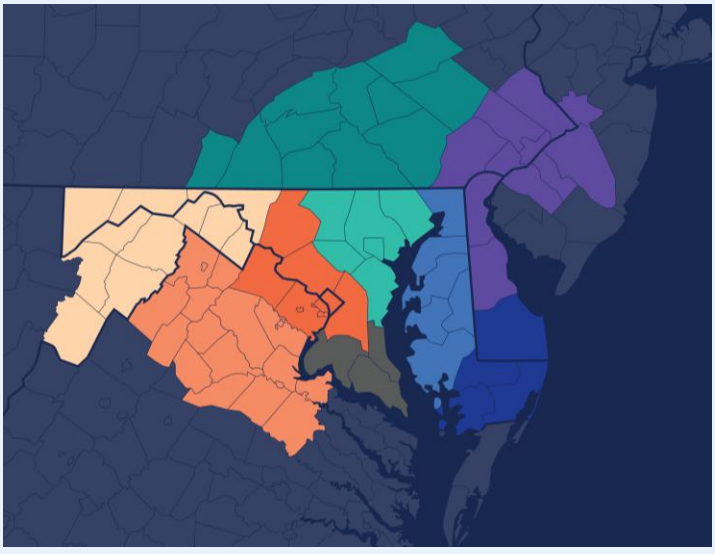


Maryland Eastern Shore

# March 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 6, 2026

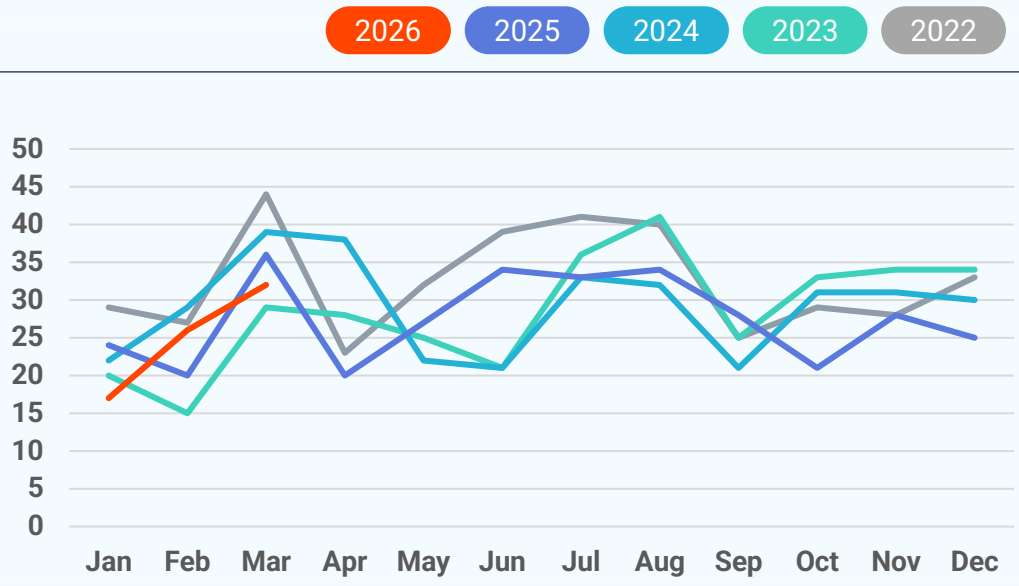
| Key Market Statistics | Mar 2026 | Mar 2025 | Change |
|---|---|---|---|
| Closed Sales | 32 | 36 | -11.1% |
| Median Sold Price | $291,250 | $282,500 | +3.1% |
| Median Days on Market | 44 days | 17 days | +27 days |
| New Pending Sales | 34 | 37 | -8.1% |
| New Listings | 51 | 37 | +37.8% |
| Active Listings | 92 | 71 | +29.6% |
| Months of Supply | 3.29 | 2.45 | +0.84 mos. |

## Closed Sales

**32**
March 2026

**-11.1%**
Mar '26 vs. Mar '25
**(Mar '25: 36)**

**+23.1%**
Mar '26 vs. Feb '26
**(Feb '26: 26)**



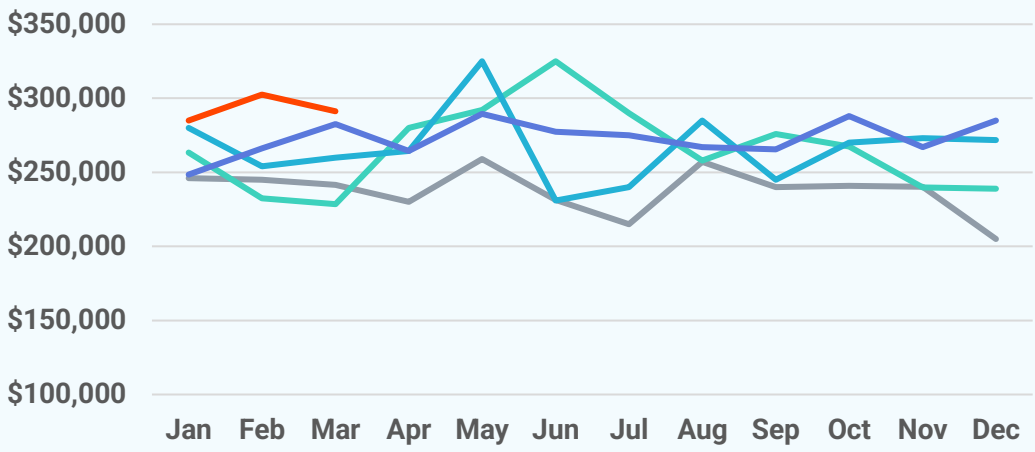
## Median Sold Price

2026 2025 2024 2023 2022

**$291,250**
March 2026

**+3.1%**
Mar '26 vs. Mar '25
**(Mar '25: $282,500)**

**-3.7%**
Mar '26 vs. Feb '26
**(Feb '26: $302,490)**



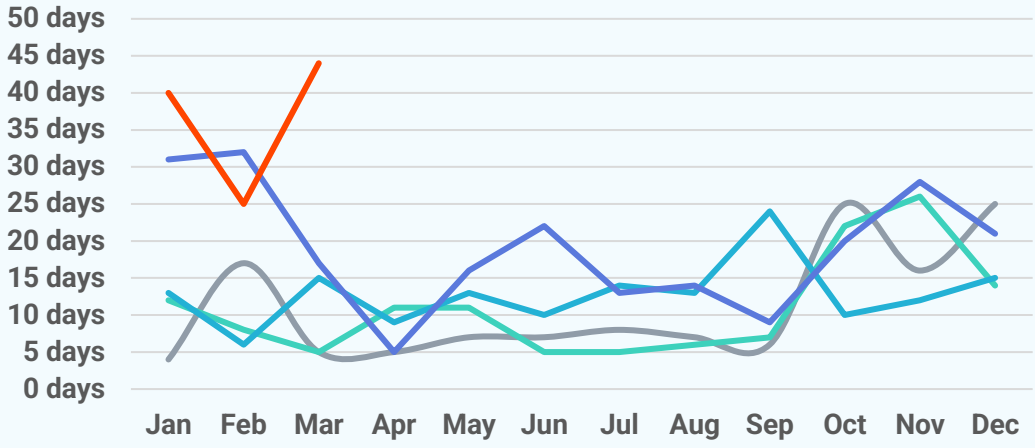

## Median Days on Market

2026 2025 2024 2023 2022

**44 days**
March 2026

**+27 days**
Mar '26 vs. Mar '25
**(Mar '25: 17 days)**

**+19 days**
Mar '26 vs. Feb '26
**(Feb '26: 25 days)**



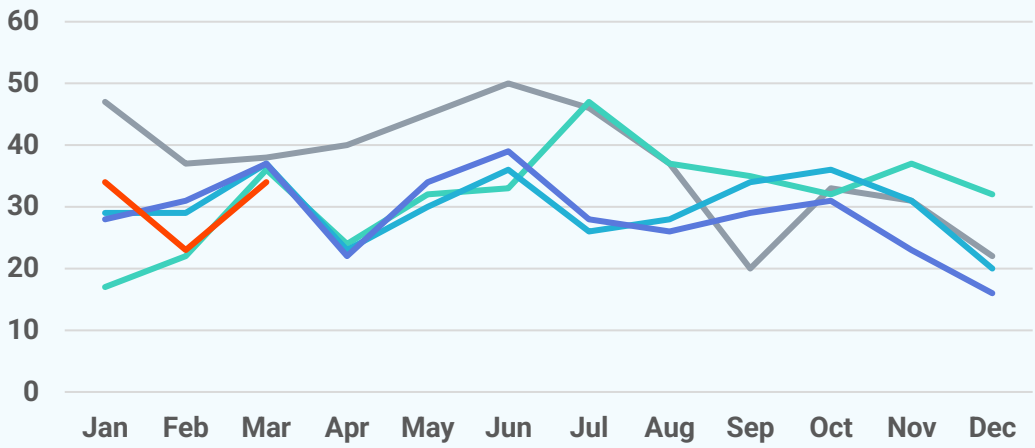

## New Pending Sales

2026 2025 2024 2023 2022

**34**
March 2026

**-8.1%**
Mar '26 vs. Mar '25
**(Mar '25: 37)**

**+47.8%**
Mar '26 vs. Feb '26
**(Feb '26: 23)**



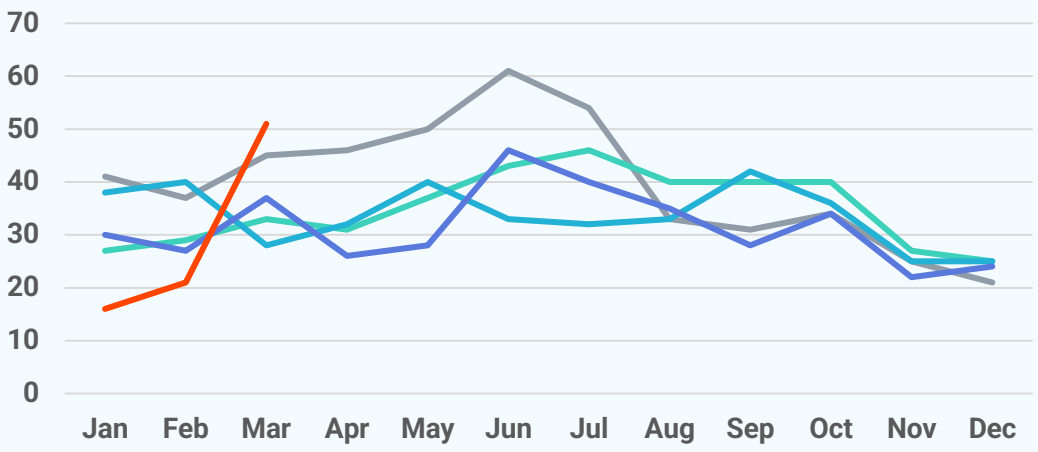
## New Listings

2026 2025 2024 2023 2022

**51**
March 2026

**+37.8%**
Mar '26 vs. Mar '25
**(Mar '25: 37)**

**+142.9%**
Mar '26 vs. Feb '26
**(Feb '26: 21)**



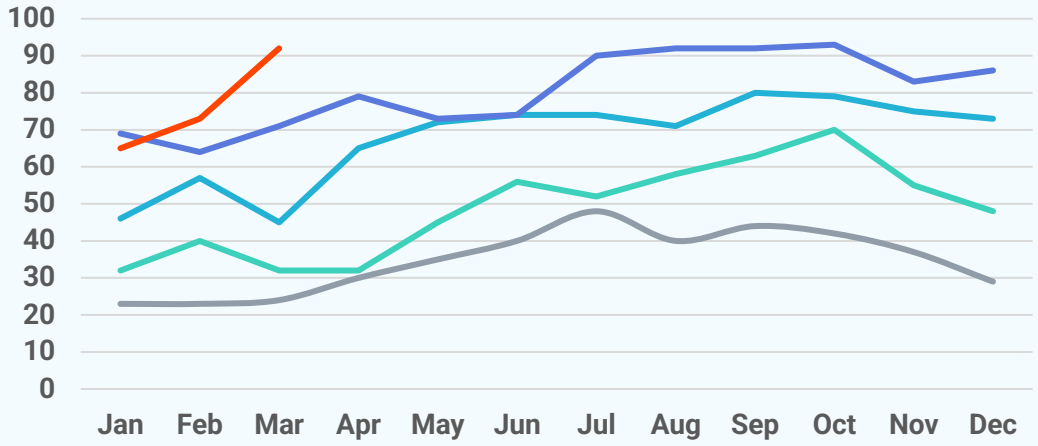

## Active Listings

2026 2025 2024 2023 2022

**92**
March 2026

**+29.6%**
Mar '26 vs. Mar '25
**(Mar '25: 71)**

**+26.0%**
Mar '26 vs. Feb '26
**(Feb '26: 73)**

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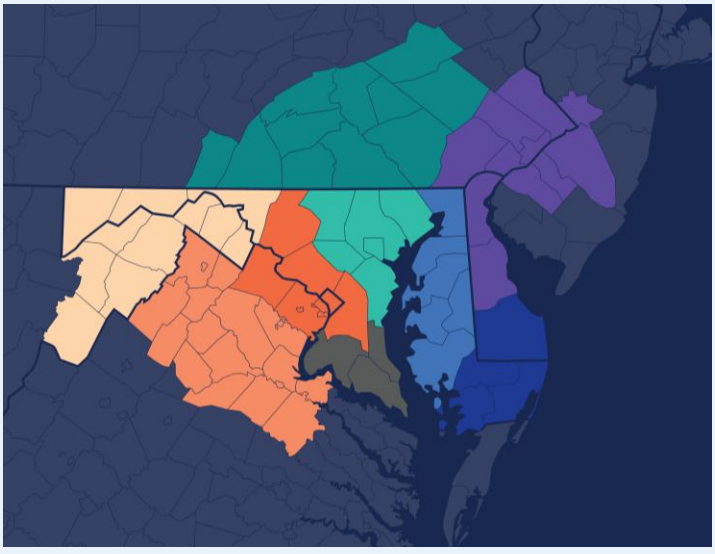


Maryland Eastern Shore

# March 2026 Condos Report

Prepared by Bright Research

Data as of April 6, 2026

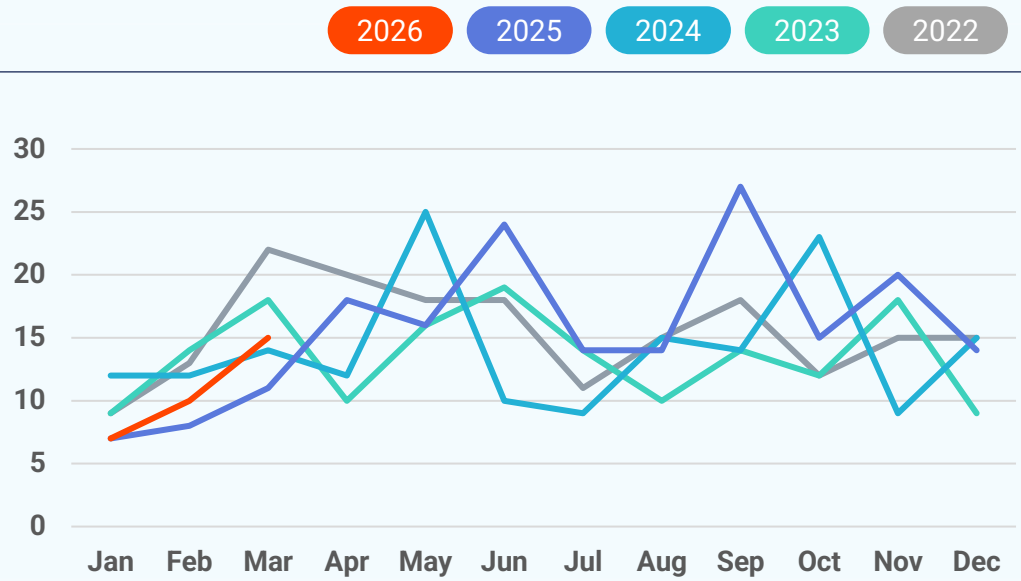
| Key Market Statistics | Mar 2026 | Mar 2025 | Change |
|---|---|---|---|
| Closed Sales | 15 | 11 | +36.4% |
| Median Sold Price | $500,000 | $421,990 | +18.5% |
| Median Days on Market | 44 days | 91 days | -47 days |
| New Pending Sales | 24 | 19 | +26.3% |
| New Listings | 33 | 35 | -5.7% |
| Active Listings | 76 | 83 | -8.4% |
| Months of Supply | 4.75 | 6.38 | -1.63 mos. |

## Closed Sales

**15**
March 2026

**+36.4%**
Mar '26 vs. Mar '25
**(Mar '25: 11)**

**+50.0%**
Mar '26 vs. Feb '26
**(Feb '26: 10)**



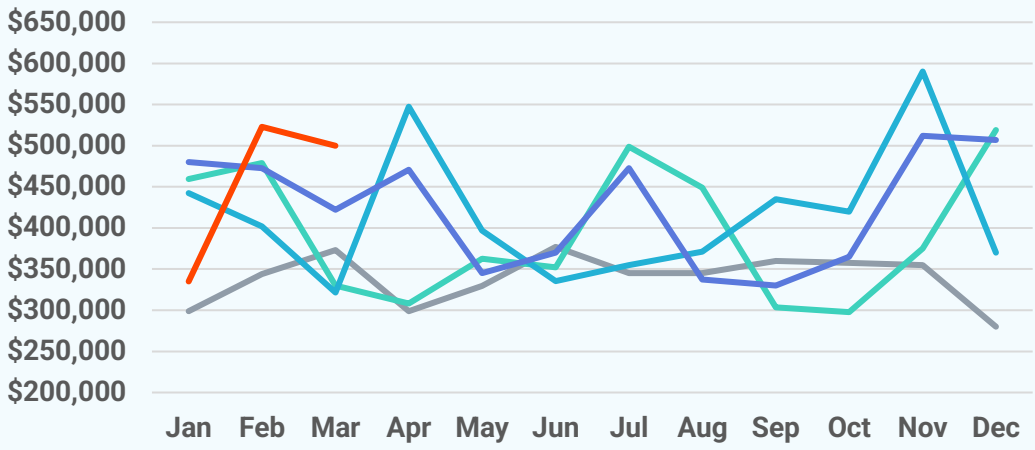
## Median Sold Price

2026 2025 2024 2023 2022

**$500,000**
March 2026

**+18.5%**
Mar '26 vs. Mar '25
**(Mar '25: $421,990)**

**-4.4%**
Mar '26 vs. Feb '26
**(Feb '26: $522,900)**



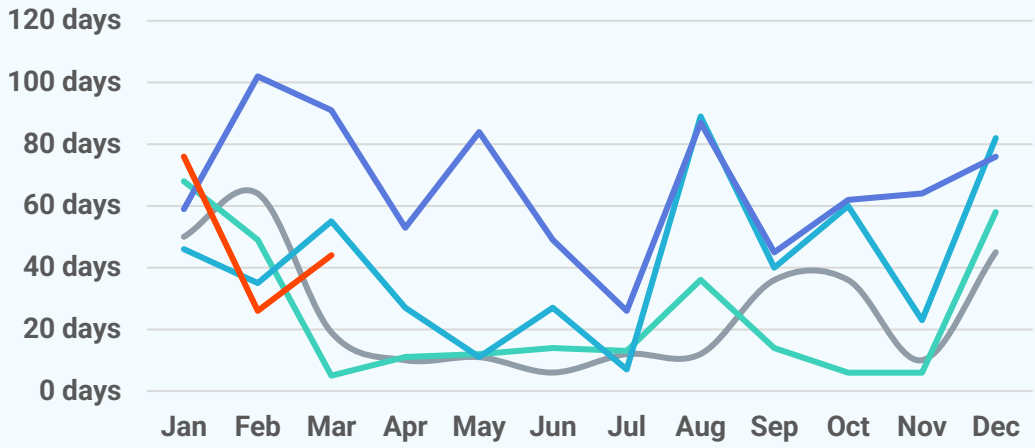

## Median Days on Market

2026 2025 2024 2023 2022

**44 days**
March 2026

**-47 days**
Mar '26 vs. Mar '25
**(Mar '25: 91 days)**

**+18 days**
Mar '26 vs. Feb '26
**(Feb '26: 26 days)**



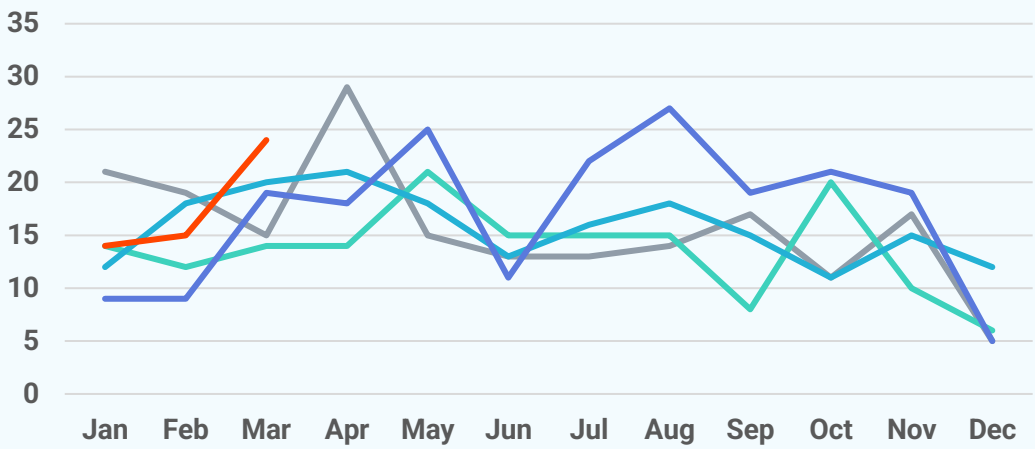

## New Pending Sales

2026 2025 2024 2023 2022

**24**
March 2026

**+26.3%**
Mar '26 vs. Mar '25
**(Mar '25: 19)**

**+60.0%**
Mar '26 vs. Feb '26
**(Feb '26: 15)**



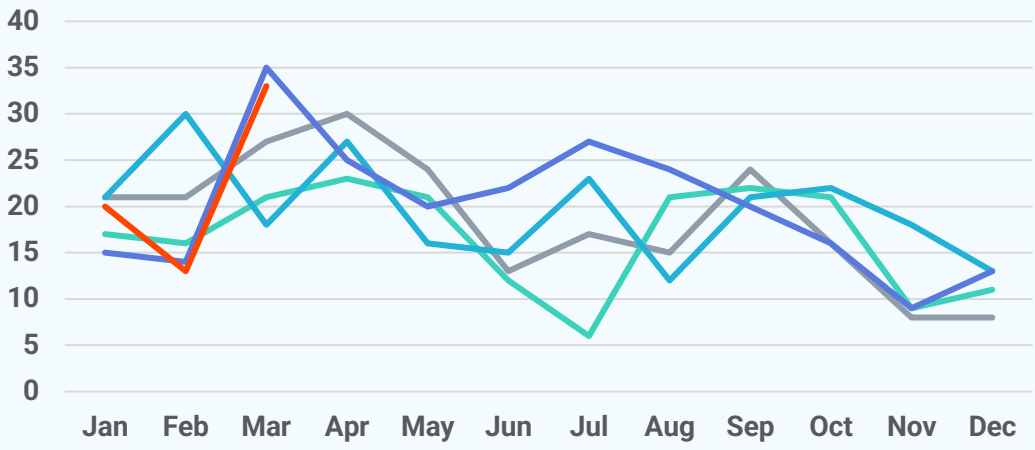
## New Listings

2026 2025 2024 2023 2022

**33**
March 2026

**-5.7%**
Mar '26 vs. Mar '25
**(Mar '25: 35)**

**+153.8%**
Mar '26 vs. Feb '26
**(Feb '26: 13)**



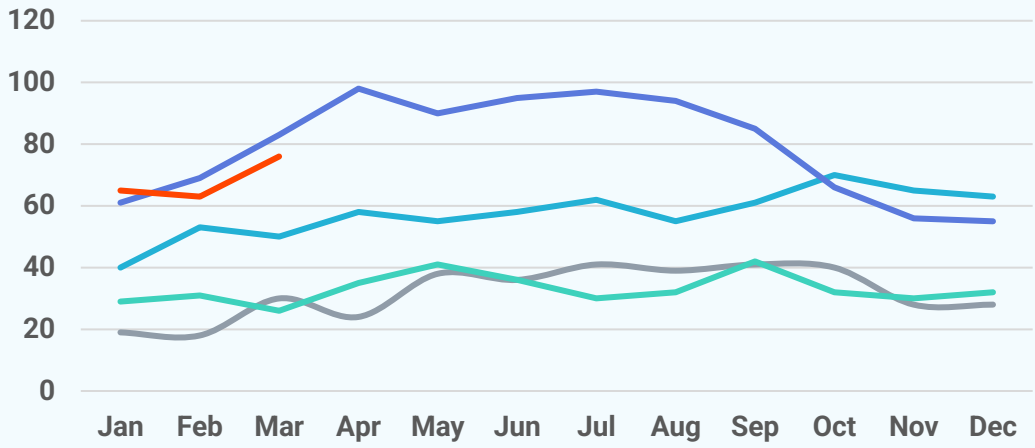

## Active Listings

2026 2025 2024 2023 2022

**76**
March 2026

**-8.4%**
Mar '26 vs. Mar '25
**(Mar '25: 83)**

**+20.6%**
Mar '26 vs. Feb '26
**(Feb '26: 63)**




## 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**.

