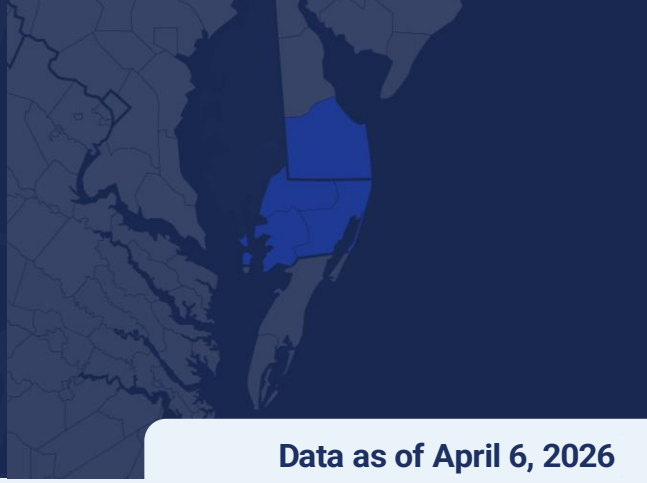
Del/Mar Coastal

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	660	649	+1.7%	1,726	1,810	-4.6%
Median Sold Price	$400,000	$416,500	-4.0%	$402,940	$415,000	-2.9%
Median Days on Market	48 days	30 days	+18 days	57 days	39 days	+18 days
New Pending Sales	912	937	-2.7%	2,155	2,277	-5.4%
New Listings	1,187	1,314	-9.7%	3,068	3,325	-7.7%
Active Listings	3,369	3,166	+6.4%	3,369	3,166	+6.4%
Months of Supply	4.42	4.05	+0.37 mos.	4.42	4.05	+0.37 mos.
Showings	12,292	13,023	-5.6%	29,954	30,281	-1.1%

Housing Market Trends

Sellers continue to hold back on the Del/Mar Coast. New listings decreased 9.7% year-over-year in March 2026 marking the sixth consecutive months where seller activity lagged the previous year. New listing activity was lower in Sussex County, DE and Worcester County, MD, while new listings were higher in Somerset and Wicomico counties.

Despite lower new listings, month-end active listings continue to trend higher. There were 3,369 homes on the market at the end of March, an increase of 6.4%.

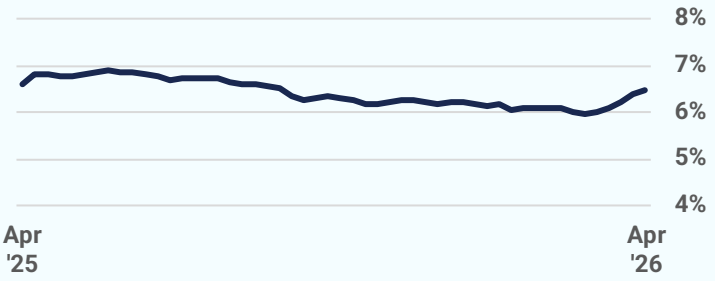
More inventory has led to weaker prices. The median price in March was $400,000, a 4.0% drop from a year ago. The median days on market is 18 days longer than a year ago. Local specifics matter yet the overall direction shows a market that is cooler than last year.

Closed sales increased a modest 1.7% yet remain down for the year. The number of new pending sales was down 2.7% in March and year-to-date contract activity is trailing behind 2025 and 2024 levels.

Market Outlook

Mortgage rate increases from 6% to 6.5% throughout March put a damper on some activity. Stock market volatility also likely impacted second home and higher-end buyers. Sluggish market activity is expected as we head into the spring. Buyers and sellers remain cautious amidst economic and political uncertainty.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

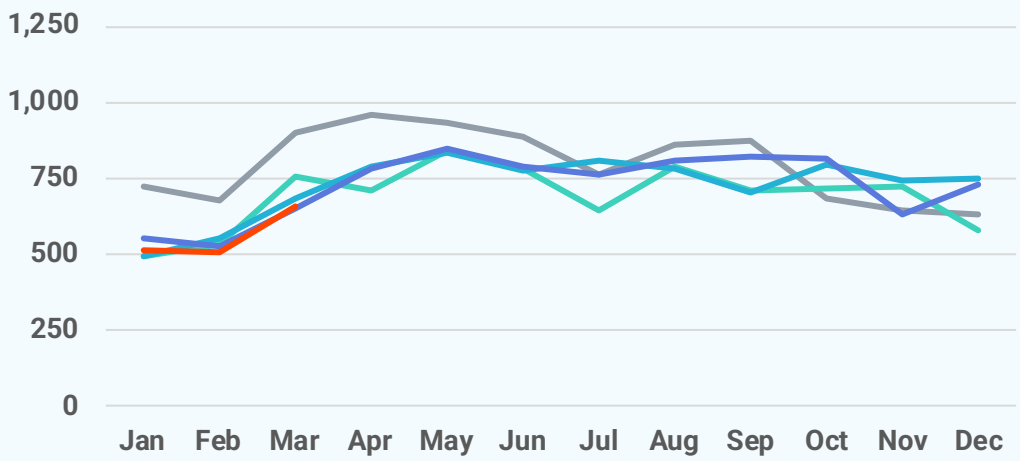
Closed Sales

2026 2025 2024 2023 2022

660
March 2026

+1.7%
Mar '26 vs. Mar '25
(Mar '25: 649)

+31.2%
Mar '26 vs. Feb '26
(Feb '26: 503)



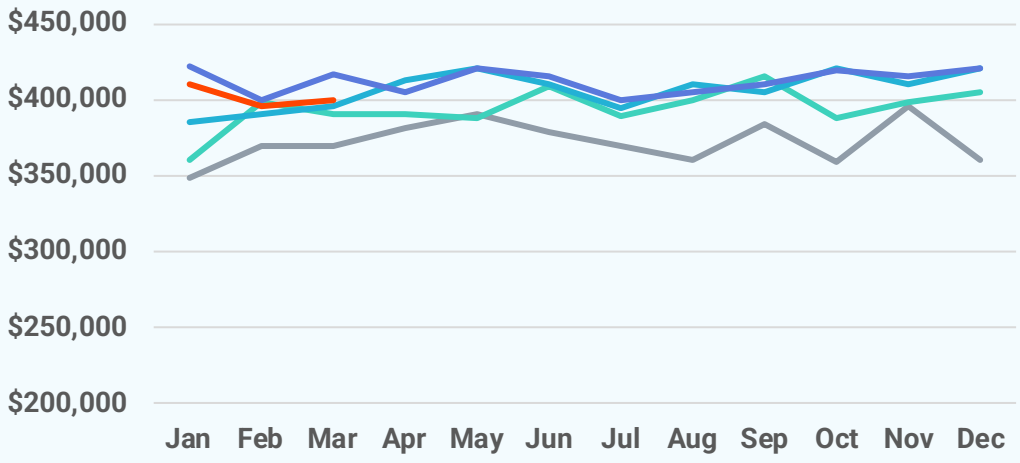
Median Sold Price

2026 2025 2024 2023 2022

$400,000
March 2026

-4.0%
Mar '26 vs. Mar '25
(Mar '25: $416,500)

+1.3%
Mar '26 vs. Feb '26
(Feb '26: $395,000)



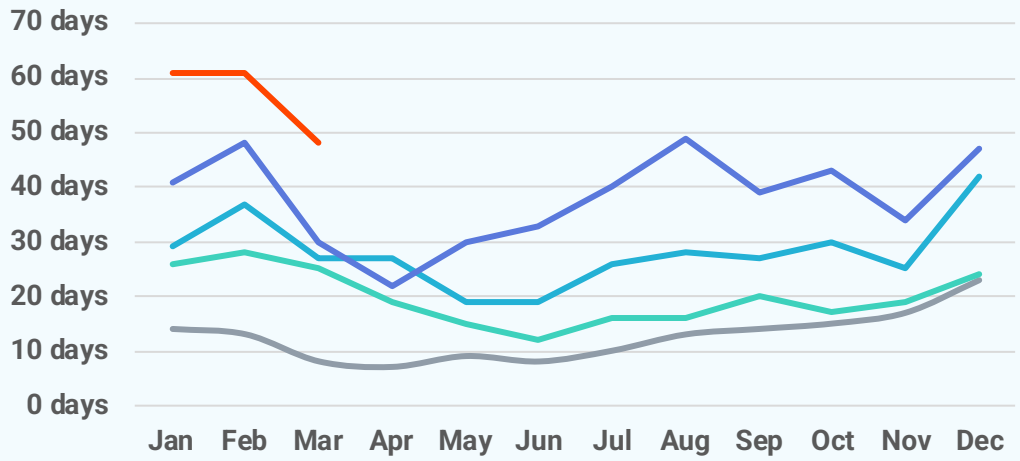
Median Days on Market

2026 2025 2024 2023 2022

48 days
March 2026

+18 days
Mar '26 vs. Mar '25
(Mar '25: 30 days)

-13 days
Mar '26 vs. Feb '26
(Feb '26: 61 days)

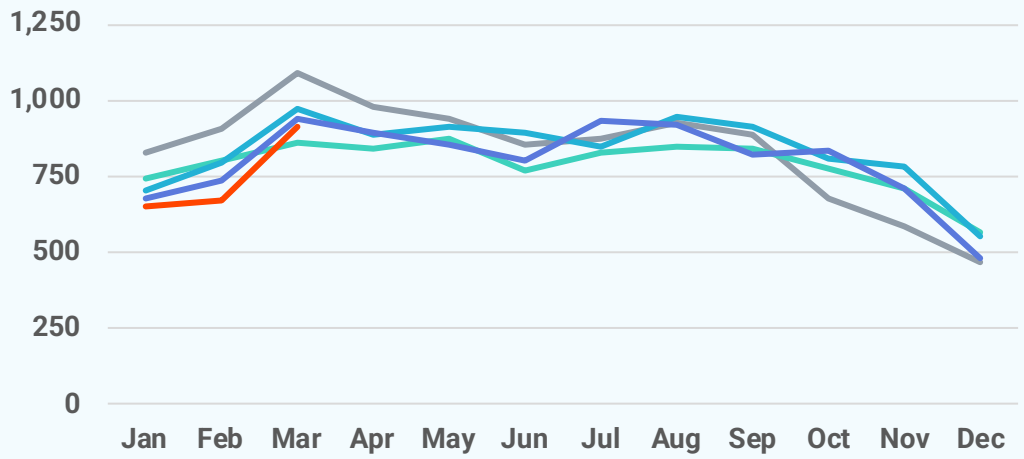


New Pending Sales

912
March 2026

-2.7%
Mar '26 vs. Mar '25
(Mar '25: 937)

+36.7%
Mar '26 vs. Feb '26
(Feb '26: 667)

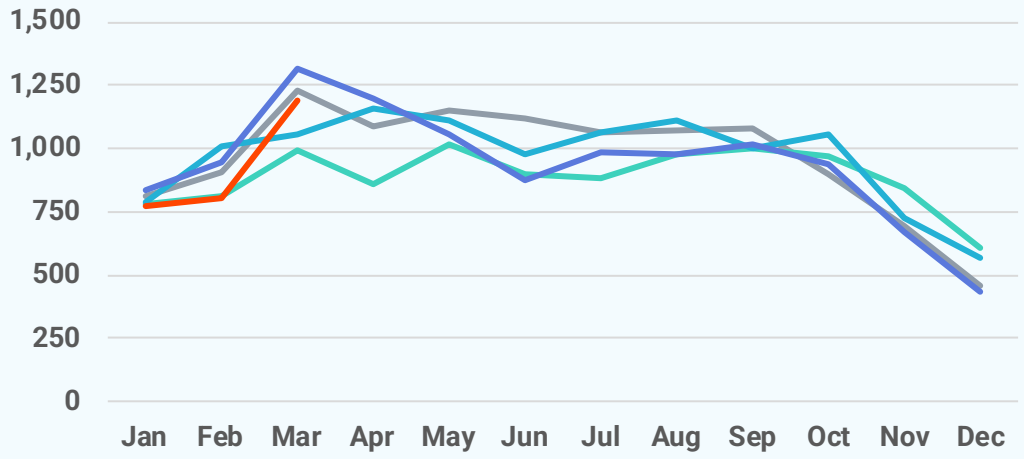


New Listings

1,187
March 2026

-9.7%
Mar '26 vs. Mar '25
(Mar '25: 1,314)

+47.6%
Mar '26 vs. Feb '26
(Feb '26: 804)

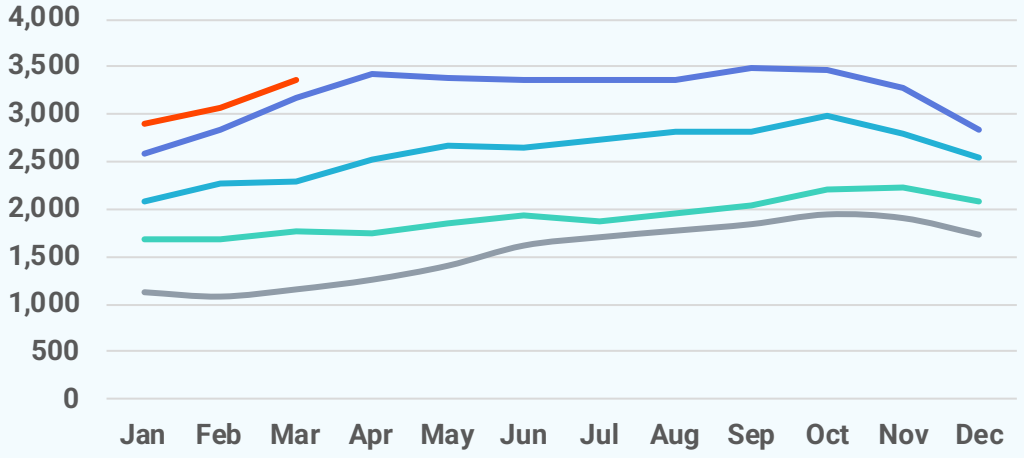


Active Listings

3,369
March 2026

+6.4%
Mar '26 vs. Mar '25
(Mar '25: 3,166)

+10.0%
Mar '26 vs. Feb '26
(Feb '26: 3,064)



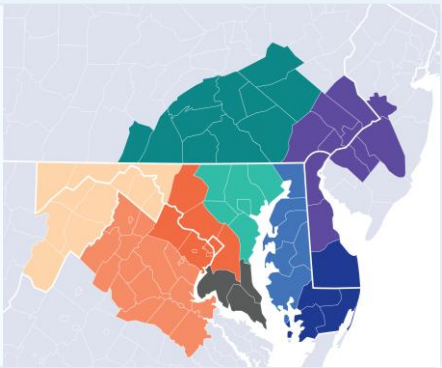
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Del/Mar Coastal	660	+1.7%	$400,000	-4.0%	48 days	+18 days
Somerset County, MD	21	+50.0%	$270,000	+11.6%	73 days	+22 days
Sussex County, DE	419	+0.0%	$435,000	-4.0%	51 days	+20 days
Wicomico County, MD	86	+26.5%	$275,000	-2.5%	47 days	+21 days
Worcester County, MD	134	-9.5%	$425,000	+1.2%	42 days	+16 days

Local Markets	New Pending Sales		New Listings		Showings	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Del/Mar Coastal	912	-2.7%	1,187	-9.7%	12,292	-5.6%
Somerset County, MD	16	-23.8%	37	+8.8%	169	-51.7%
Sussex County, DE	570	-3.9%	764	-11.8%	7,481	-5.5%
Wicomico County, MD	112	+0.0%	114	+11.8%	1,636	+5.6%
Worcester County, MD	214	+1.4%	272	-12.8%	3,006	-6.4%

Local Markets	Active Listings		Months of Supply	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Del/Mar Coastal	3,369	+6.4%	4.42	+0.37 months
Somerset County, MD	111	-10.5%	5.29	-1.24 months
Sussex County, DE	2,175	+4.1%	4.44	+0.29 months
Wicomico County, MD	314	+46.0%	3.53	+1.14 months
Worcester County, MD	769	+4.3%	4.78	+0.39 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

March 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of April 6, 2026

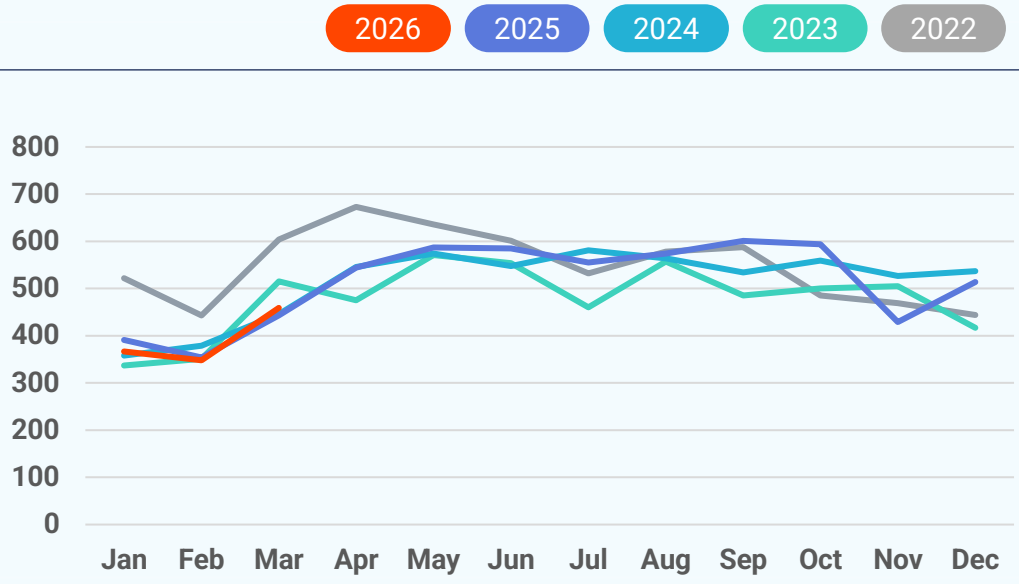
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	459	443	+3.6%
Median Sold Price	$400,000	$403,995	-1.0%
Median Days on Market	53 days	31 days	+22 days
New Pending Sales	641	659	-2.7%
New Listings	782	903	-13.4%
Active Listings	2,293	2,124	+8.0%
Months of Supply	4.22	3.81	+0.41 mos.

Closed Sales

459
March 2026

+3.6%
Mar '26 vs. Mar '25
(Mar '25: 443)

+31.9%
Mar '26 vs. Feb '26
(Feb '26: 348)



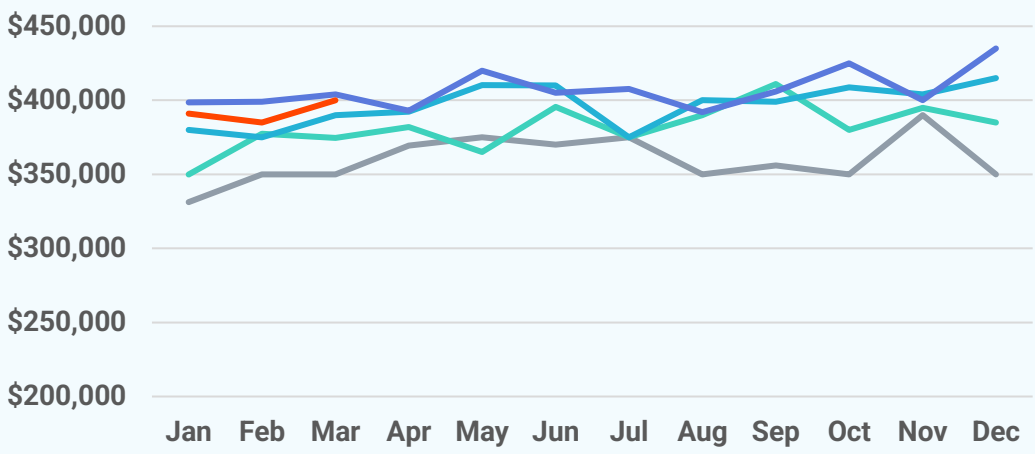
Median Sold Price

2026 2025 2024 2023 2022

$400,000
March 2026

-1.0%
Mar '26 vs. Mar '25
(Mar '25: $403,995)

+3.9%
Mar '26 vs. Feb '26
(Feb '26: $384,995)



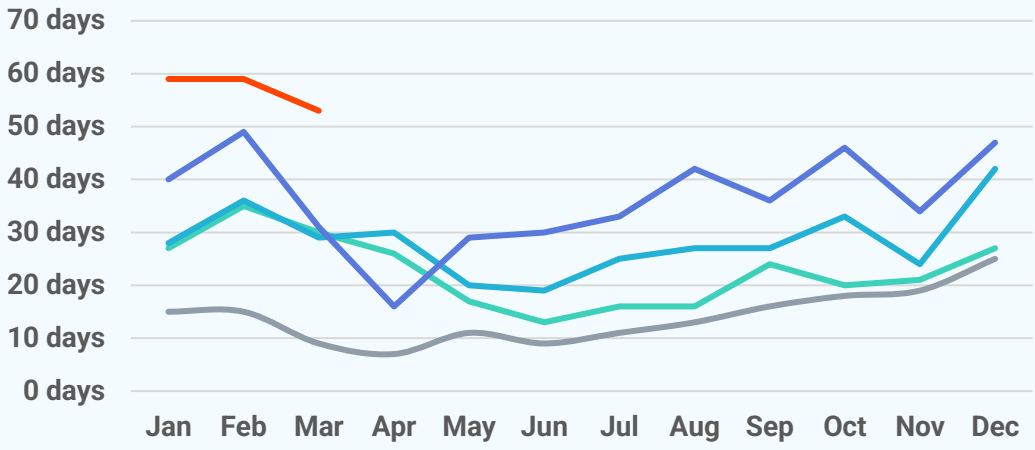
Median Days on Market

2026 2025 2024 2023 2022

53 days
March 2026

+22 days
Mar '26 vs. Mar '25
(Mar '25: 31 days)

-6 days
Mar '26 vs. Feb '26
(Feb '26: 59 days)



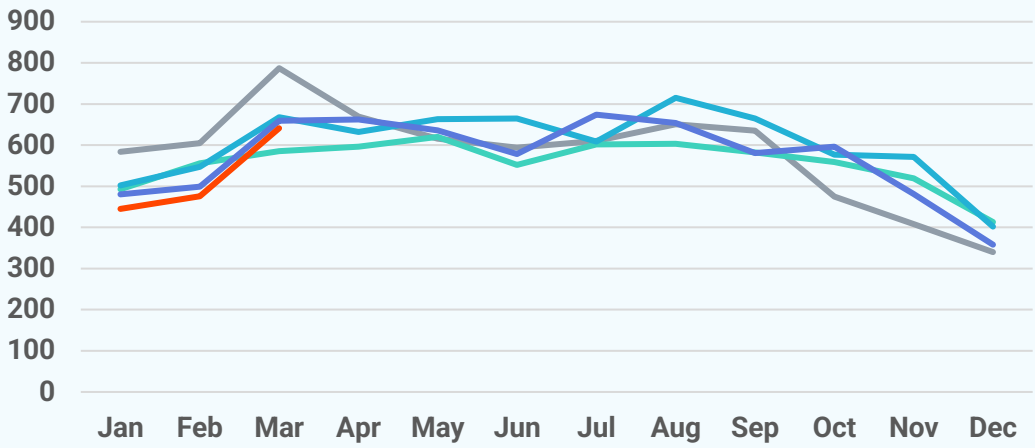
New Pending Sales

2026 2025 2024 2023 2022

641
March 2026

-2.7%
Mar '26 vs. Mar '25
(Mar '25: 659)

+34.7%
Mar '26 vs. Feb '26
(Feb '26: 476)



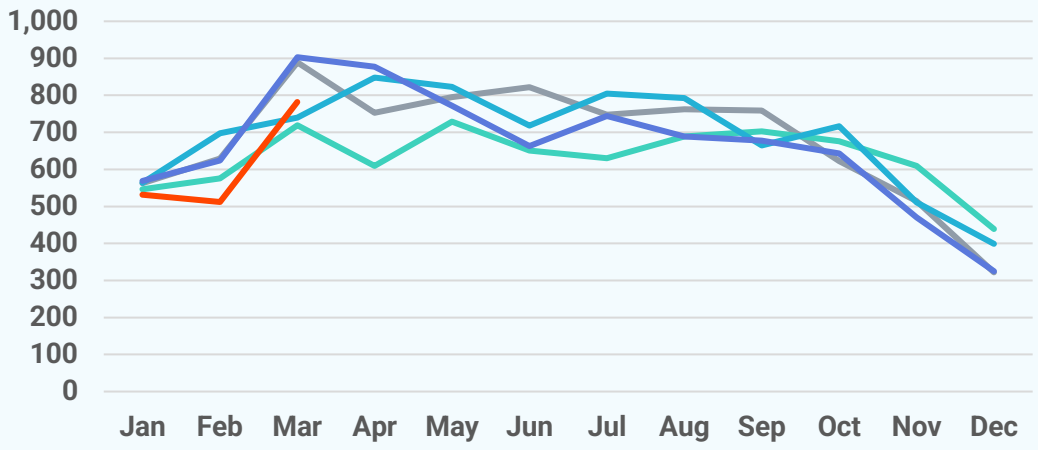
New Listings

2026 2025 2024 2023 2022

782
March 2026

-13.4%
Mar '26 vs. Mar '25
(Mar '25: 903)

+52.7%
Mar '26 vs. Feb '26
(Feb '26: 512)



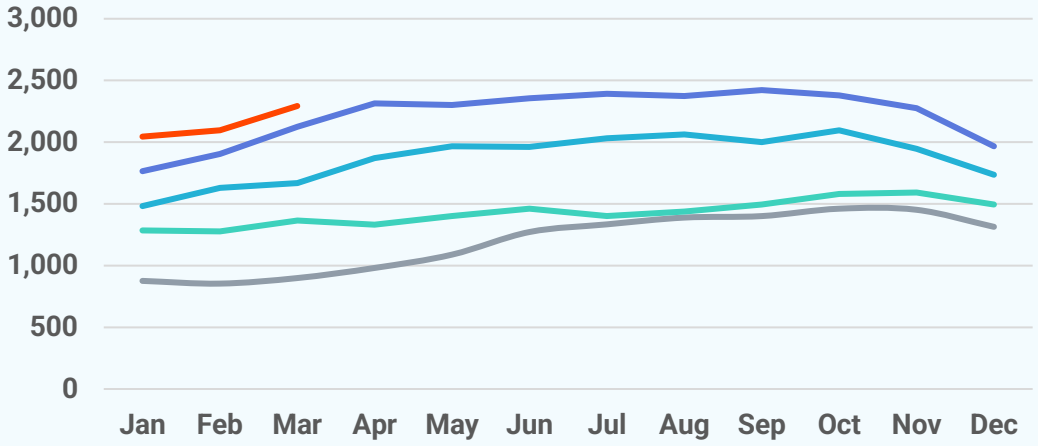
Active Listings

2026 2025 2024 2023 2022

2,293
March 2026

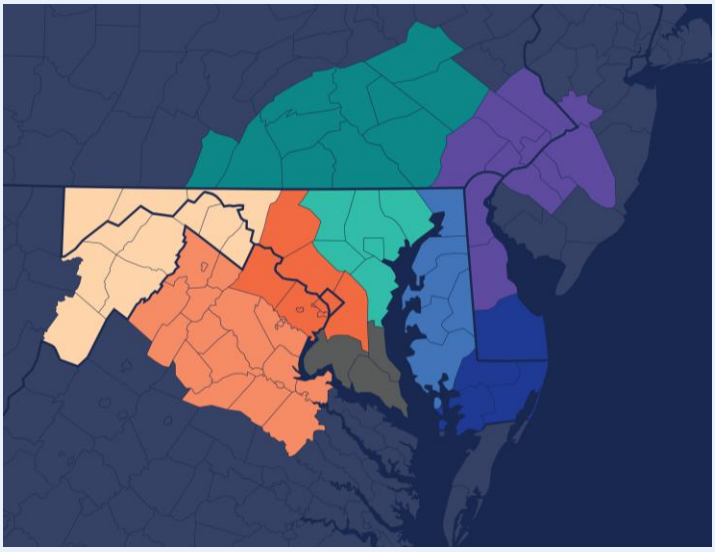
+8.0%
Mar '26 vs. Mar '25
(Mar '25: 2,124)

+9.4%
Mar '26 vs. Feb '26
(Feb '26: 2,096)



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

March 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 6, 2026

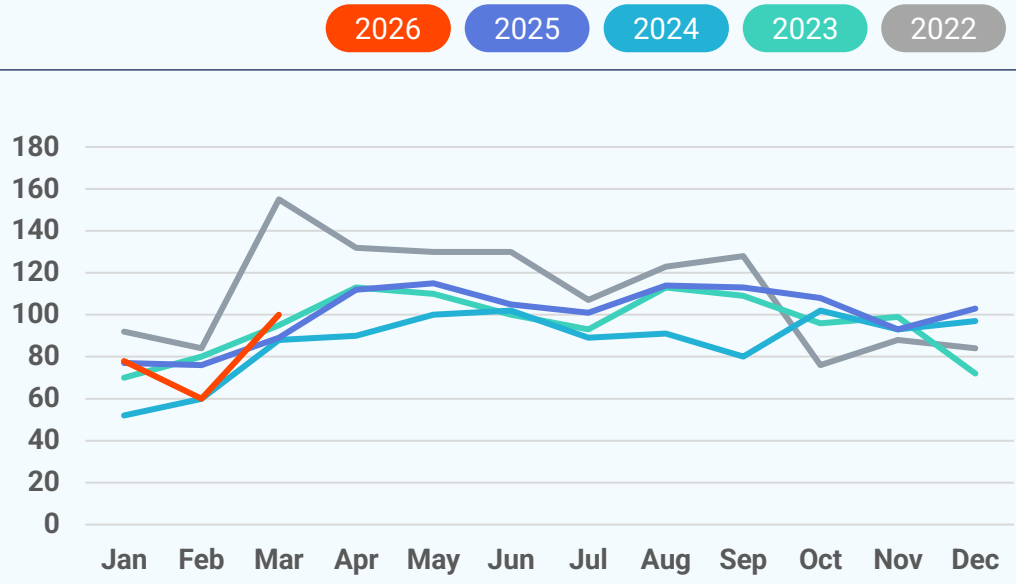
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	100	89	+12.4%
Median Sold Price	$385,645	$425,000	-9.3%
Median Days on Market	38 days	31 days	+7 days
New Pending Sales	139	131	+6.1%
New Listings	212	190	+11.6%
Active Listings	475	461	+3.0%
Months of Supply	4.57	4.96	-0.39 mos.

Closed Sales

100
March 2026

+12.4%
Mar '26 vs. Mar '25
(Mar '25: 89)

+66.7%
Mar '26 vs. Feb '26
(Feb '26: 60)



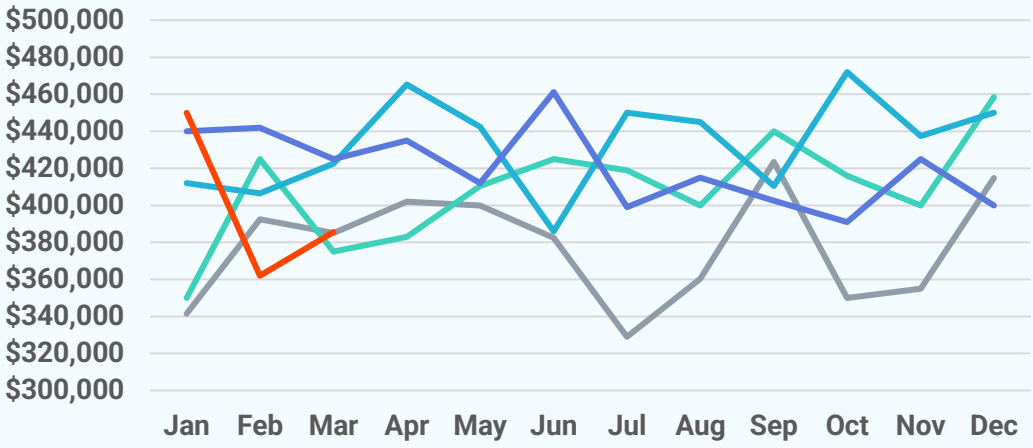
Median Sold Price

2026 2025 2024 2023 2022

$385,645
March 2026

-9.3%
Mar '26 vs. Mar '25
(Mar '25: $425,000)

+6.5%
Mar '26 vs. Feb '26
(Feb '26: $362,000)



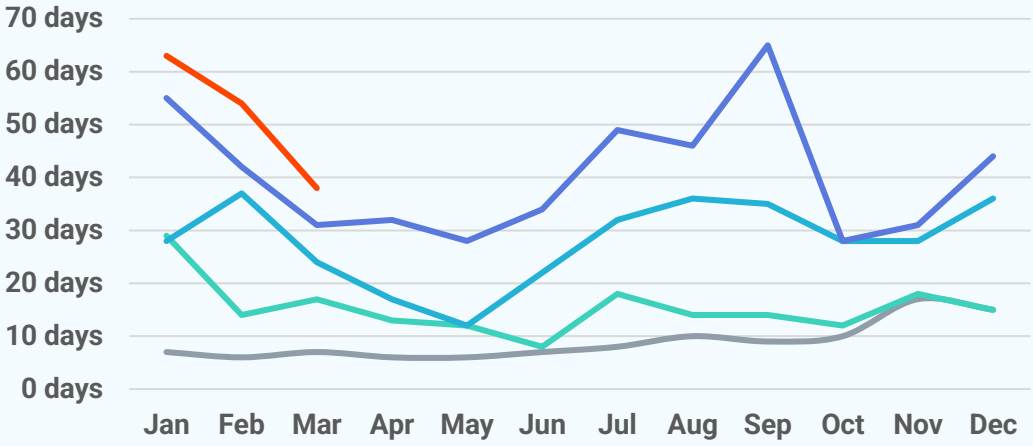
Median Days on Market

2026 2025 2024 2023 2022

38 days
March 2026

+7 days
Mar '26 vs. Mar '25
(Mar '25: 31 days)

-16 days
Mar '26 vs. Feb '26
(Feb '26: 54 days)



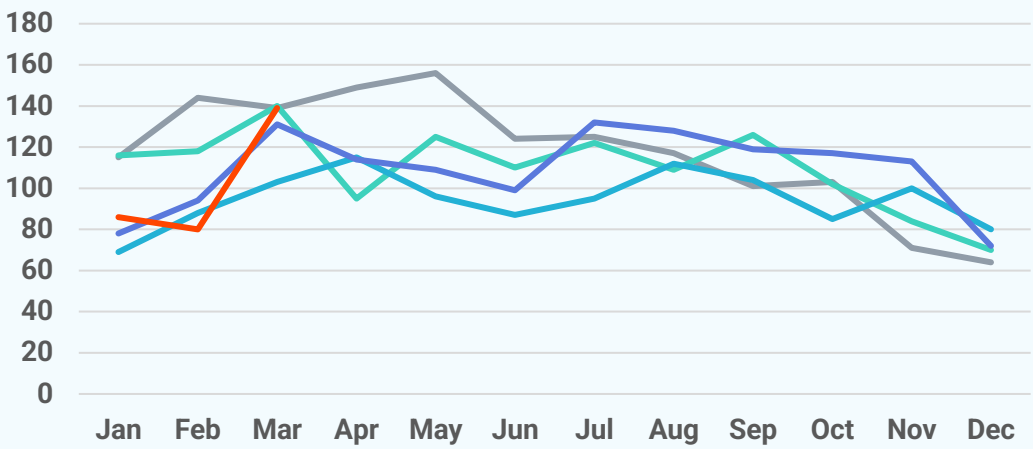
New Pending Sales

2026 2025 2024 2023 2022

139
March 2026

+6.1%
Mar '26 vs. Mar '25
(Mar '25: 131)

+73.8%
Mar '26 vs. Feb '26
(Feb '26: 80)



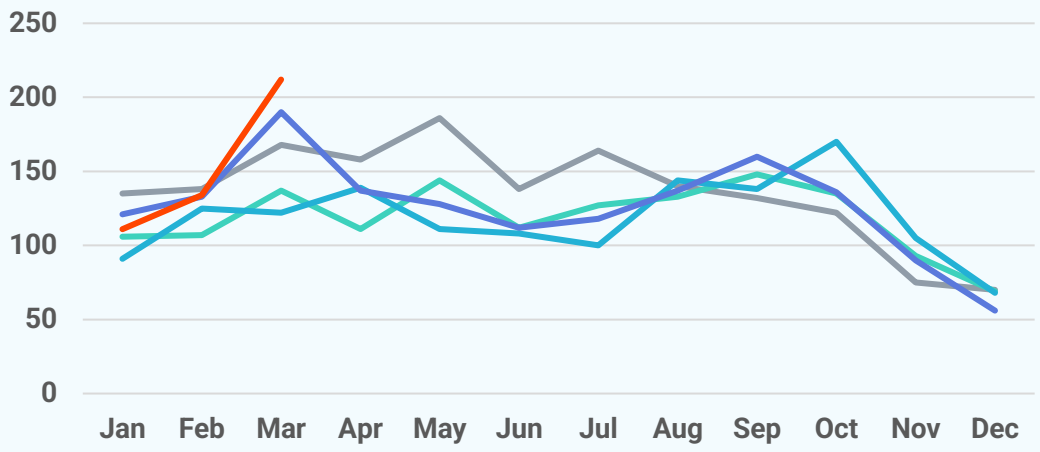
New Listings

2026 2025 2024 2023 2022

212
March 2026

+11.6%
Mar '26 vs. Mar '25
(Mar '25: 190)

+58.2%
Mar '26 vs. Feb '26
(Feb '26: 134)



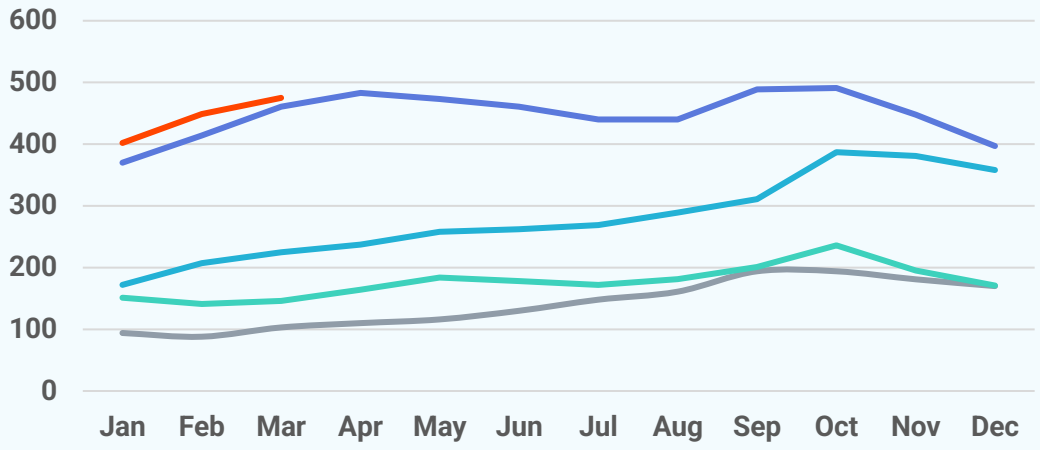
Active Listings

2026 2025 2024 2023 2022

475
March 2026

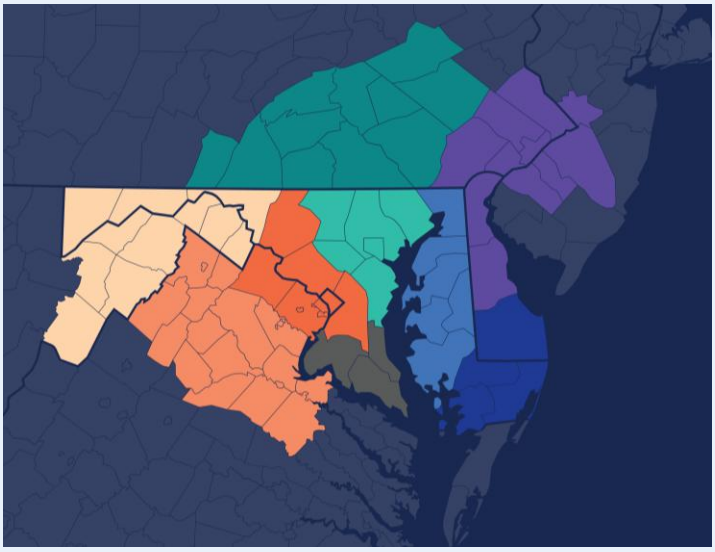
+3.0%
Mar '26 vs. Mar '25
(Mar '25: 461)

+5.8%
Mar '26 vs. Feb '26
(Feb '26: 449)



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

March 2026 Condos Report

Prepared by Bright Research

Data as of April 6, 2026

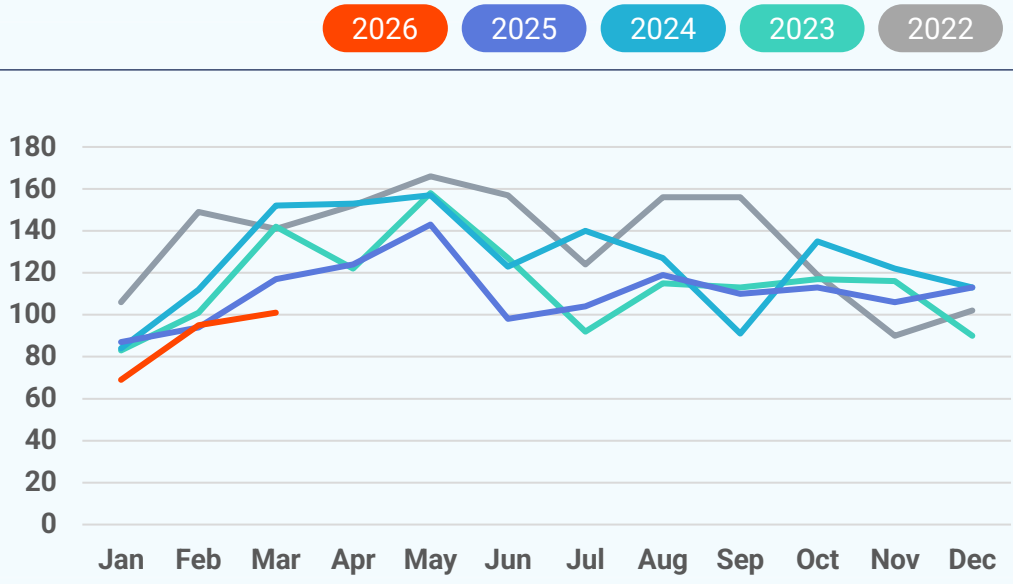
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	101	117	-13.7%
Median Sold Price	$445,000	$420,000	+6.0%
Median Days on Market	37 days	29 days	+8 days
New Pending Sales	132	147	-10.2%
New Listings	193	221	-12.7%
Active Listings	601	581	+3.4%
Months of Supply	5.32	4.50	+0.82 mos.

Closed Sales

101
March 2026

-13.7%
Mar '26 vs. Mar '25
(Mar '25: 117)

+6.3%
Mar '26 vs. Feb '26
(Feb '26: 95)



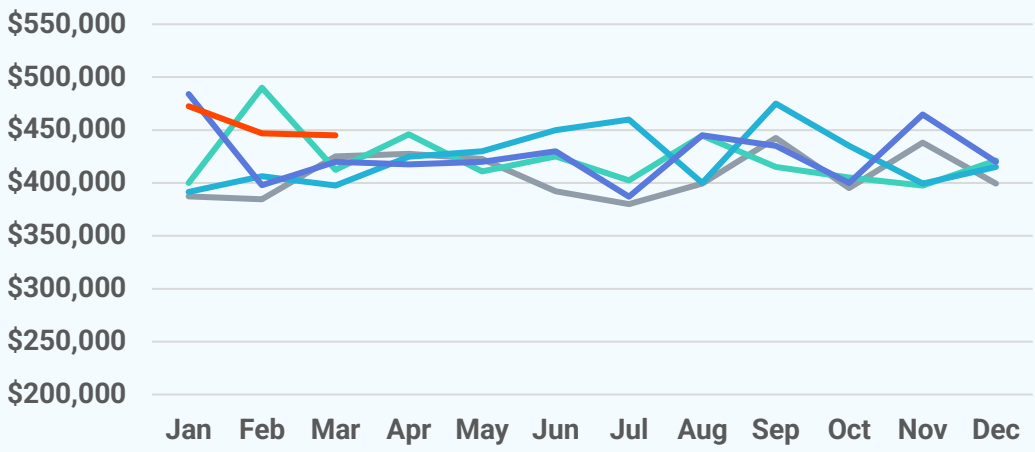
Median Sold Price

2026 2025 2024 2023 2022

$445,000
March 2026

+6.0%
Mar '26 vs. Mar '25
(Mar '25: $420,000)

-0.4%
Mar '26 vs. Feb '26
(Feb '26: $447,000)



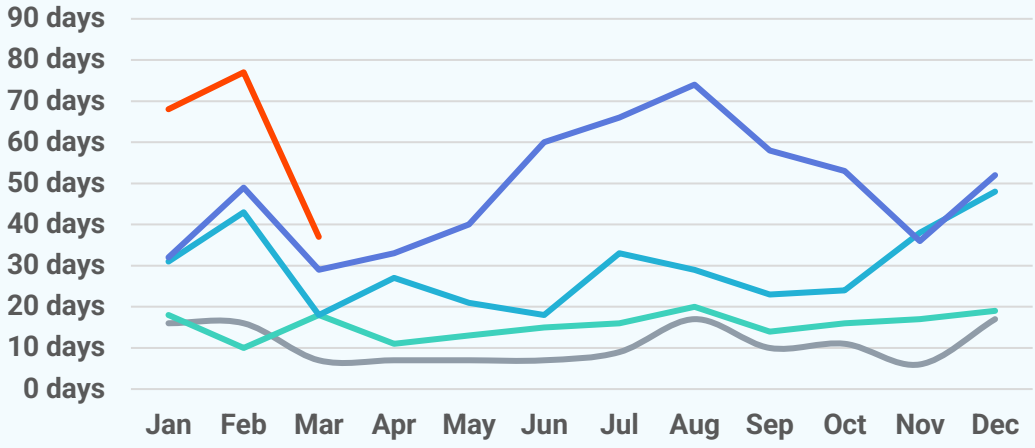
Median Days on Market

2026 2025 2024 2023 2022

37 days
March 2026

+8 days
Mar '26 vs. Mar '25
(Mar '25: 29 days)

-40 days
Mar '26 vs. Feb '26
(Feb '26: 77 days)



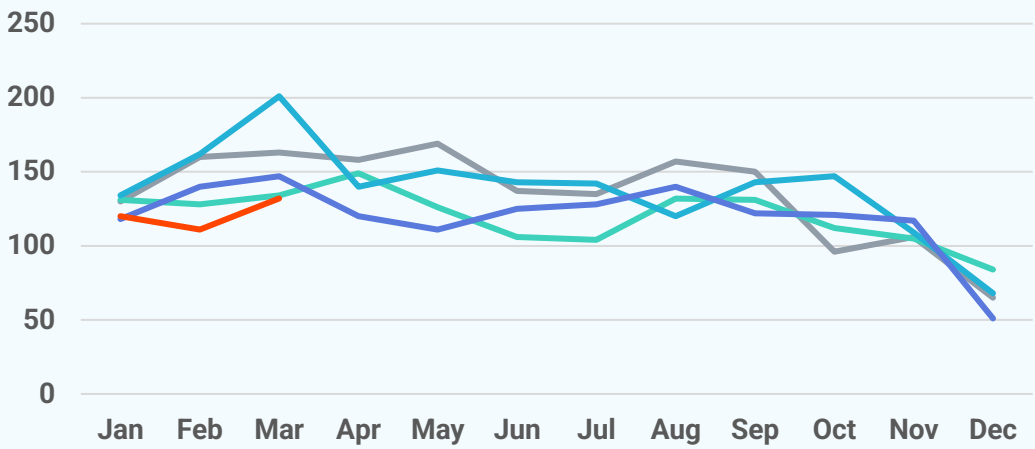
New Pending Sales

2026 2025 2024 2023 2022

132
March 2026

-10.2%
Mar '26 vs. Mar '25
(Mar '25: 147)

+18.9%
Mar '26 vs. Feb '26
(Feb '26: 111)



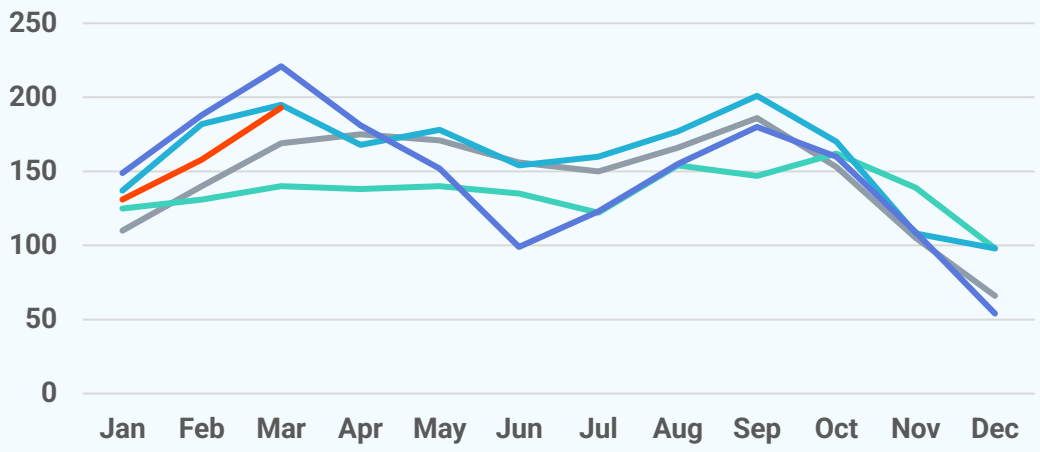
New Listings

2026 2025 2024 2023 2022

193
March 2026

-12.7%
Mar '26 vs. Mar '25
(Mar '25: 221)

+22.2%
Mar '26 vs. Feb '26
(Feb '26: 158)



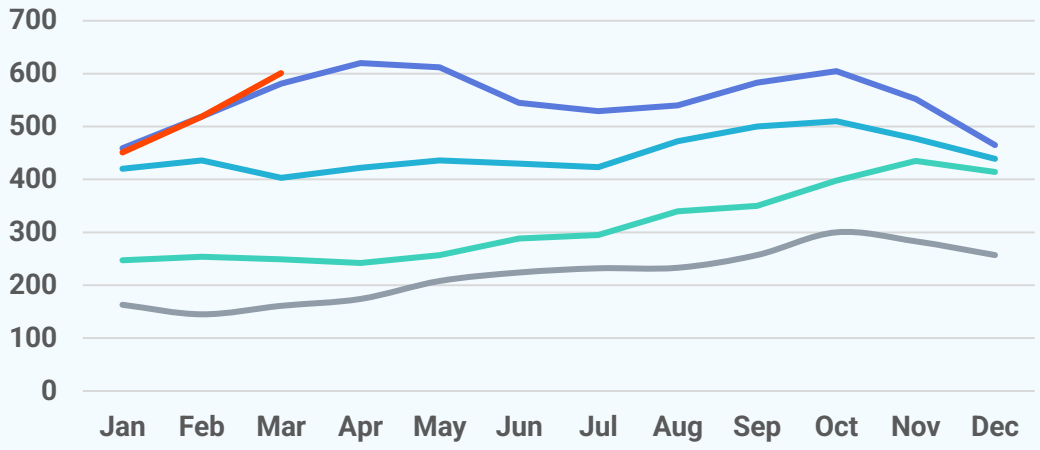
Active Listings

2026 2025 2024 2023 2022

601
March 2026

+3.4%
Mar '26 vs. Mar '25
(Mar '25: 581)

+15.8%
Mar '26 vs. Feb '26
(Feb '26: 519)



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**.

