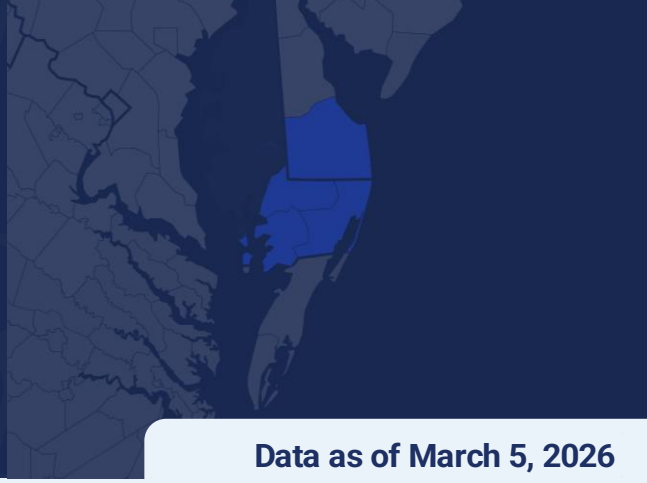
Del/Mar Coastal

February 2026 Housing Market Report

Prepared by Bright Research



Data as of March 5, 2026

Key Market Statistics	Feb 2026	Feb 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	503	524	-4.0%	1,040	1,107	-6.1%
Median Sold Price	$395,000	$400,000	-1.3%	$400,000	$410,000	-2.4%
Median Days on Market	61 days	48 days	+13 days	61 days	44 days	+17 days
New Pending Sales	667	733	-9.0%	1,300	1,385	-6.1%
New Listings	804	945	-14.9%	1,711	1,877	-8.8%
Active Listings	3,064	2,837	+8.0%	3,064	2,837	+8.0%
Months of Supply	4.00	3.62	+0.38 mos.	4.00	3.62	+0.38 mos.
Showings	8,936	9,702	-7.9%	17,662	17,258	+2.3%

Housing Market Trends

Del/Mar Coastal housing market cools in February. With 503 closed sales in February 2026, the Del/Mar Coastal region reported lower transactions compared to last year. Looking ahead with contract activity, the trend is likely to continue. New pending sales dropped 9.0% relative to February 2025. Mortgage rates hovered around 6%, dropping below it for a week, and yet buyer activity shows they were not enticed.

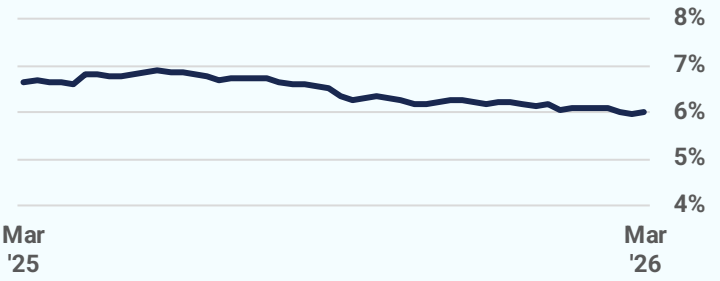
Sellers are also acting differently than last year. The number of new listings hitting the Del/Mar Coastal market was the lowest February new listings since 2009.

Price growth has weakened considerably. The median sold price in February was lower than last year for the second month in a row. The median is impacted by market composition but generally prices are softer as inventory continues to climb.

Market Outlook

The housing market has been hampered by uncertainty. Whether the spring buying season reverses the sluggishness or watches it continue will unfold in the coming months. The Sussex County market has been particularly slow, indicating second home buyers and retirement sales may be slowing. On the upside, active buyers will have more time and lower rates this spring.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

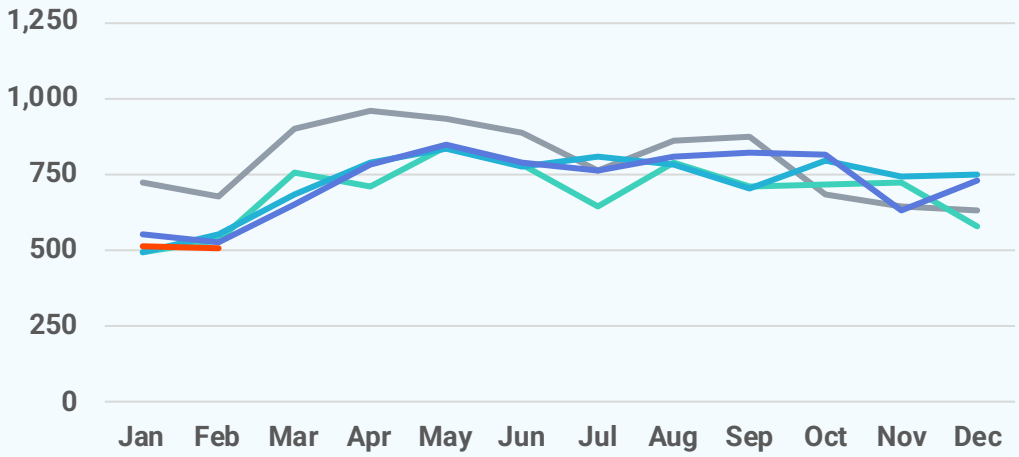
Closed Sales

2026 2025 2024 2023 2022

503
February 2026

-4.0%
Feb '26 vs. Feb '25
(Feb '25: 524)

-2.1%
Feb '26 vs. Jan '26
(Jan '26: 514)



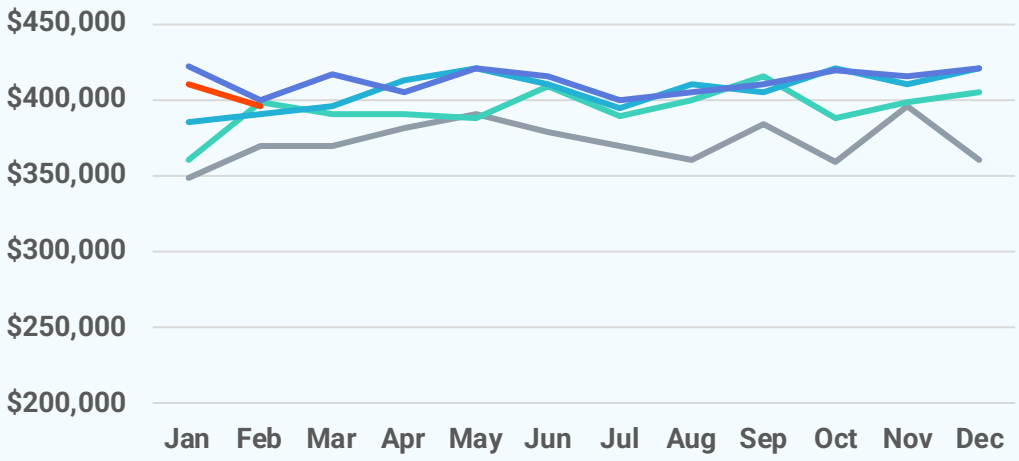
Median Sold Price

2026 2025 2024 2023 2022

$395,000
February 2026

-1.3%
Feb '26 vs. Feb '25
(Feb '25: $400,000)

-3.7%
Feb '26 vs. Jan '26
(Jan '26: $410,000)



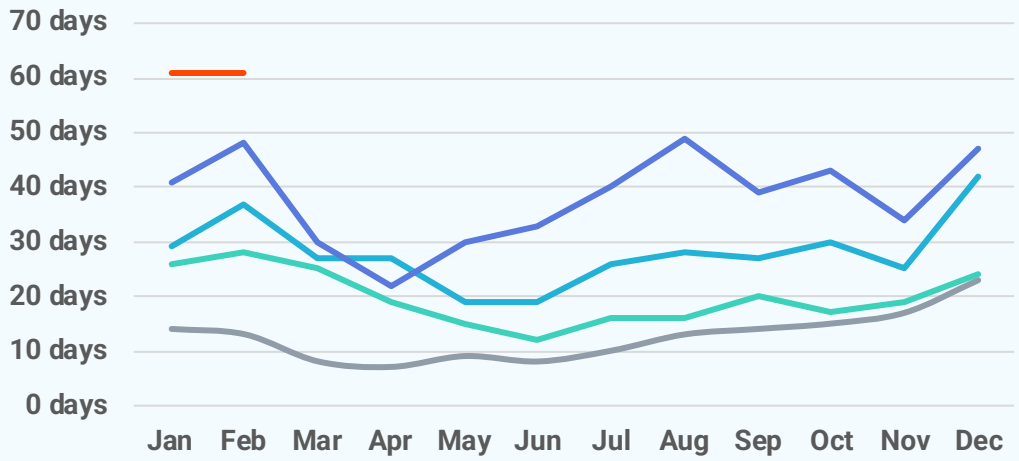
Median Days on Market

2026 2025 2024 2023 2022

61 days
February 2026

+13 days
Feb '26 vs. Feb '25
(Feb '25: 48 days)

+0 days
Feb '26 vs. Jan '26
(Jan '26: 61 days)

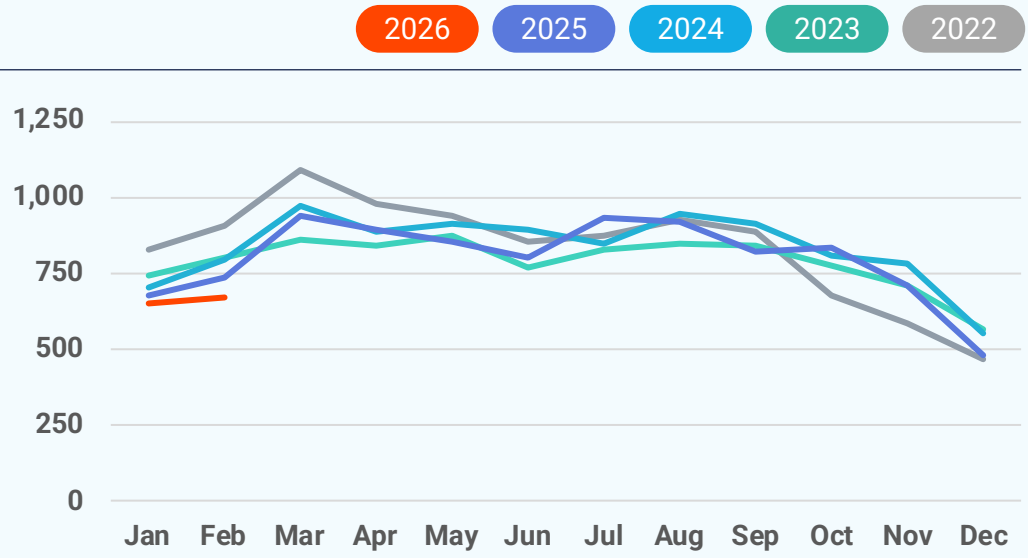


New Pending Sales

667
February 2026

-9.0%
Feb '26 vs. Feb '25
(Feb '25: 733)

+2.5%
Feb '26 vs. Jan '26
(Jan '26: 651)

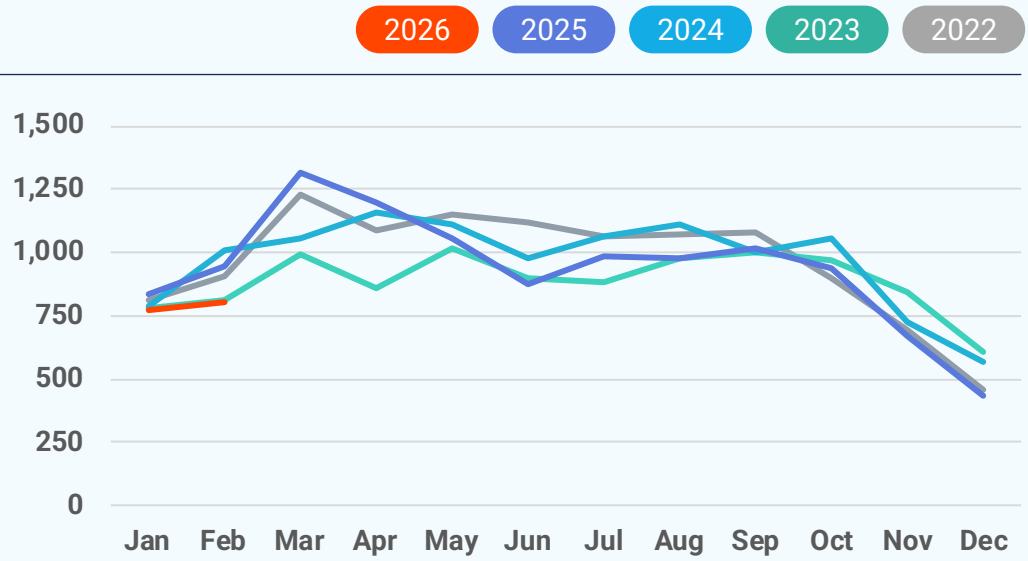


New Listings

804
February 2026

-14.9%
Feb '26 vs. Feb '25
(Feb '25: 945)

+3.7%
Feb '26 vs. Jan '26
(Jan '26: 775)

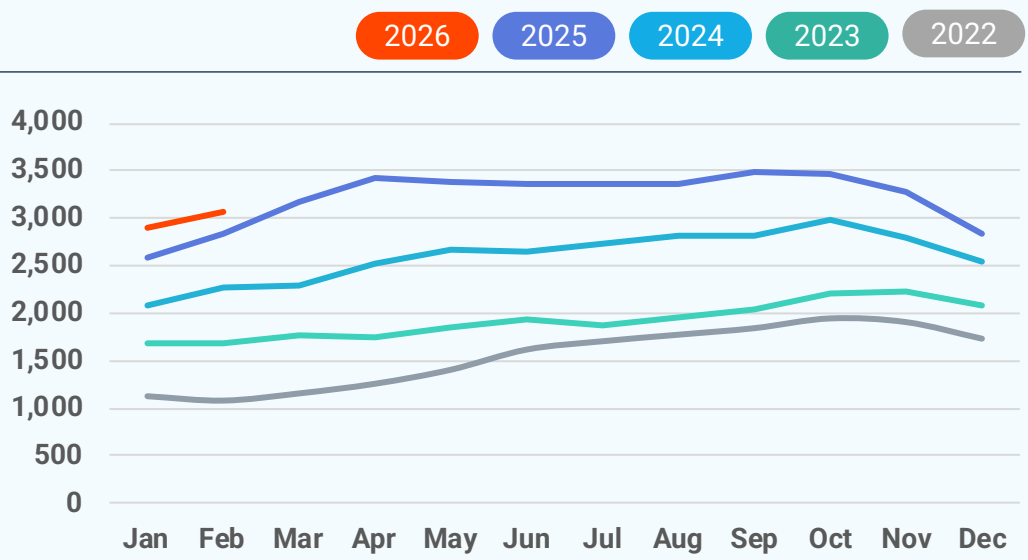


Active Listings

3,064
February 2026

+8.0%
Feb '26 vs. Feb '25
(Feb '25: 2,837)

+5.7%
Feb '26 vs. Jan '26
(Jan '26: 2,898)



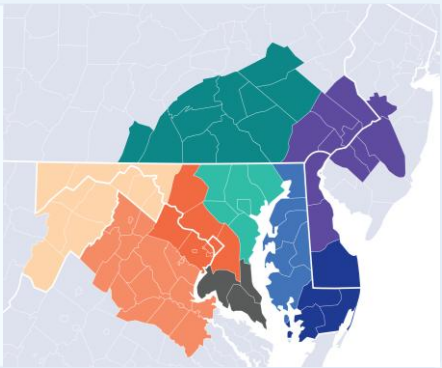
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Del/Mar Coastal	503	-4.0%	$395,000	-1.3%	61 days	+13 days
Somerset County, MD	19	+58.3%	$164,950	-20.9%	106 days	+57 days
Sussex County, DE	298	-10.2%	$400,000	-7.4%	58 days	+8 days
Wicomico County, MD	55	-9.8%	$295,000	+9.1%	64 days	+22 days
Worcester County, MD	131	+10.1%	$450,000	+12.5%	63 days	+18 days

Local Markets	New Pending Sales		New Listings		Showings	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Del/Mar Coastal	667	-9.0%	804	-14.9%	8,936	-7.9%
Somerset County, MD	23	+0.0%	14	-41.7%	159	-42.2%
Sussex County, DE	407	-12.1%	520	-15.2%	5,515	-0.7%
Wicomico County, MD	83	+16.9%	85	+19.7%	1,140	-15.7%
Worcester County, MD	154	-12.5%	185	-21.9%	2,122	-15.8%

Local Markets	Active Listings		Months of Supply	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
Del/Mar Coastal	3,064	+8.0%	4.00	+0.38 months
Somerset County, MD	86	-20.4%	4.10	-1.58 months
Sussex County, DE	1,978	+6.9%	4.01	+0.33 months
Wicomico County, MD	303	+32.3%	3.48	+0.96 months
Worcester County, MD	697	+7.2%	4.28	+0.43 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

February 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of March 5, 2026

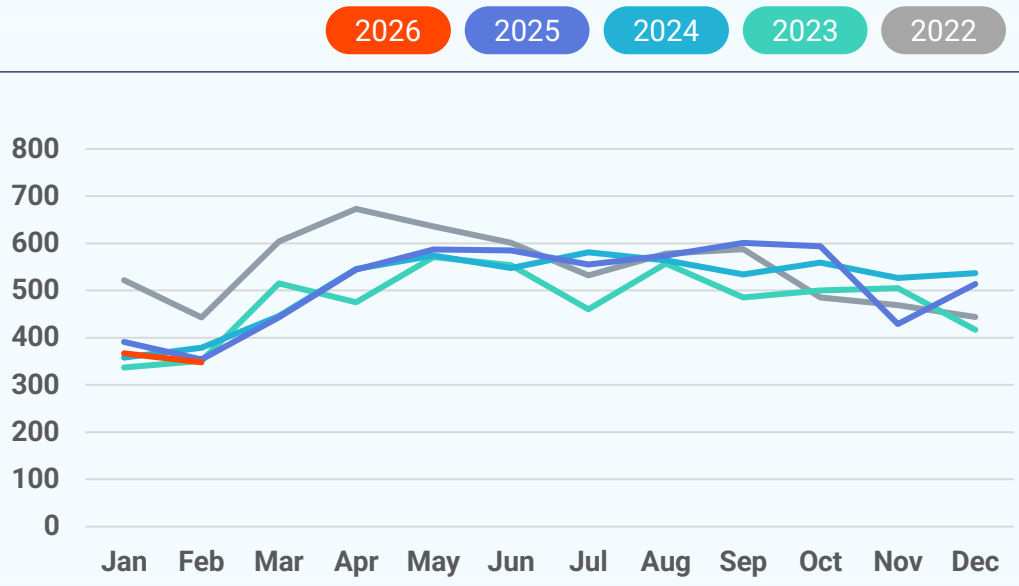
Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	348	354	-1.7%
Median Sold Price	$384,995	$399,000	-3.5%
Median Days on Market	59 days	49 days	+10 days
New Pending Sales	476	499	-4.6%
New Listings	512	624	-17.9%
Active Listings	2,096	1,904	+10.1%
Months of Supply	3.83	3.42	+0.41 mos.

Closed Sales

348
February 2026

-1.7%
Feb '26 vs. Feb '25
(Feb '25: 354)

-5.2%
Feb '26 vs. Jan '26
(Jan '26: 367)



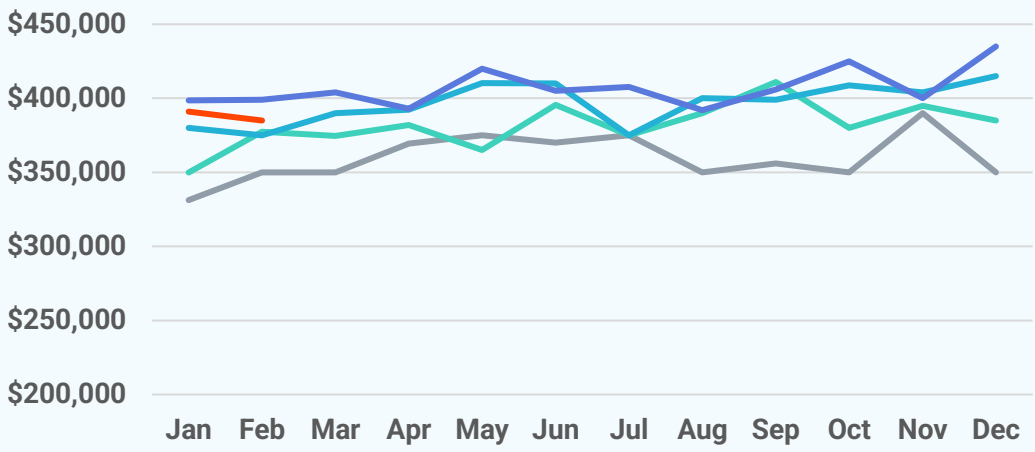
Median Sold Price

2026 2025 2024 2023 2022

$384,995
February 2026

-3.5%
Feb '26 vs. Feb '25
(Feb '25: $399,000)

-1.5%
Feb '26 vs. Jan '26
(Jan '26: $391,000)



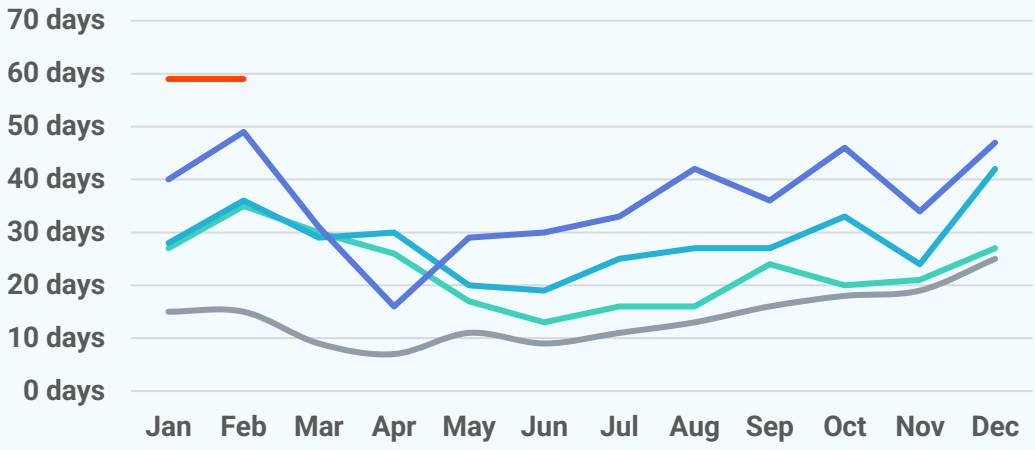
Median Days on Market

2026 2025 2024 2023 2022

59 days
February 2026

+10 days
Feb '26 vs. Feb '25
(Feb '25: 49 days)

+0 days
Feb '26 vs. Jan '26
(Jan '26: 59 days)



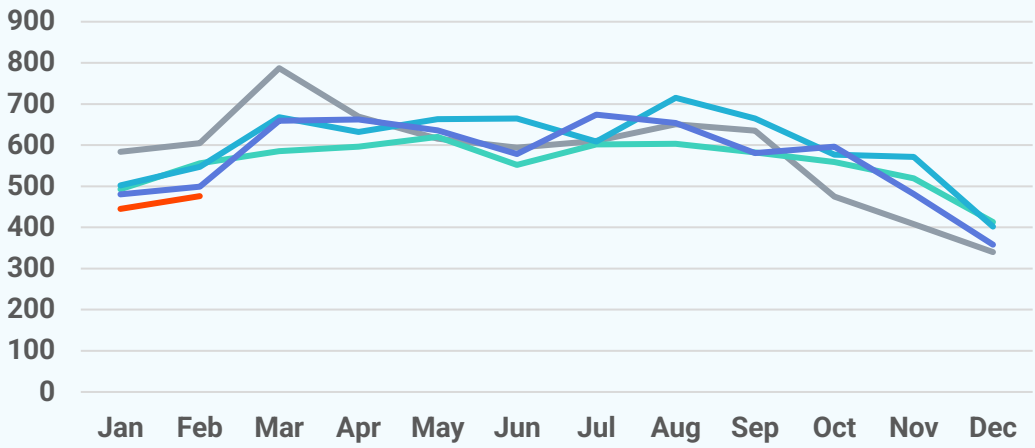
New Pending Sales

2026 2025 2024 2023 2022

476
February 2026

-4.6%
Feb '26 vs. Feb '25
(Feb '25: 499)

+7.0%
Feb '26 vs. Jan '26
(Jan '26: 445)



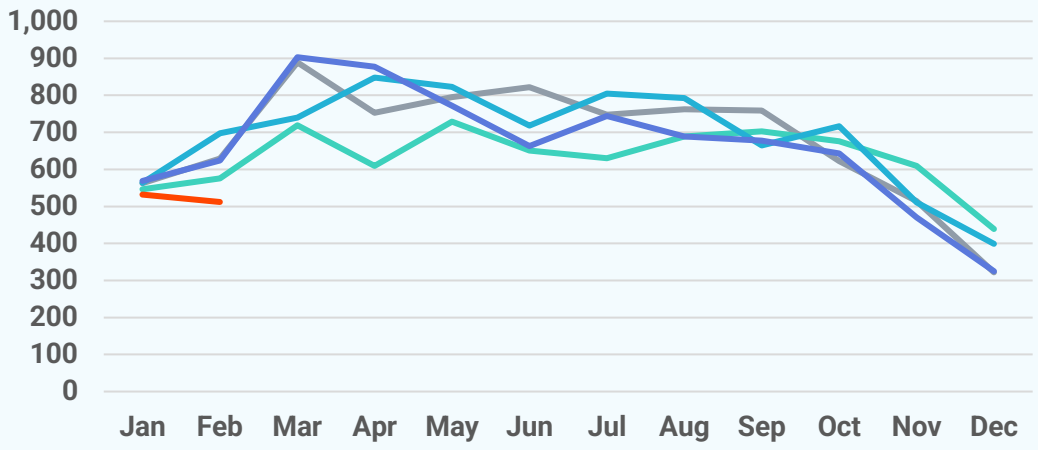
New Listings

2026 2025 2024 2023 2022

512
February 2026

-17.9%
Feb '26 vs. Feb '25
(Feb '25: 624)

-3.8%
Feb '26 vs. Jan '26
(Jan '26: 532)



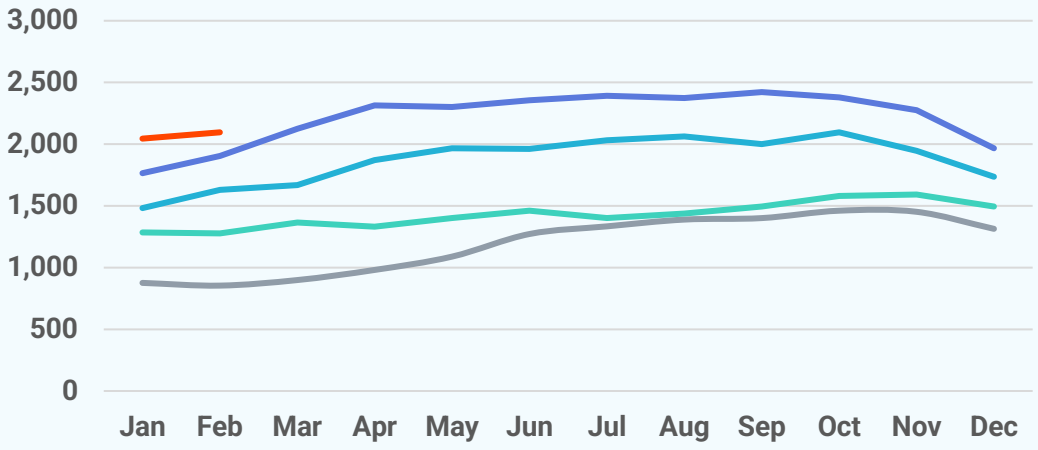
Active Listings

2026 2025 2024 2023 2022

2,096
February 2026

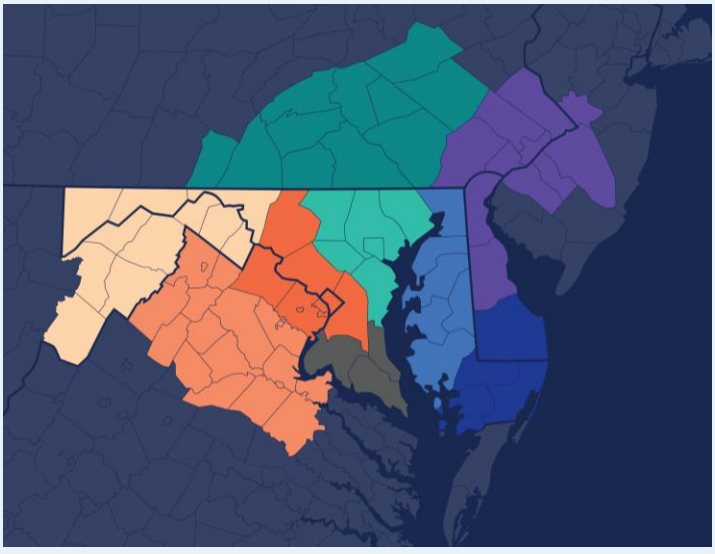
+10.1%
Feb '26 vs. Feb '25
(Feb '25: 1,904)

+2.5%
Feb '26 vs. Jan '26
(Jan '26: 2,045)



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

February 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of March 5, 2026

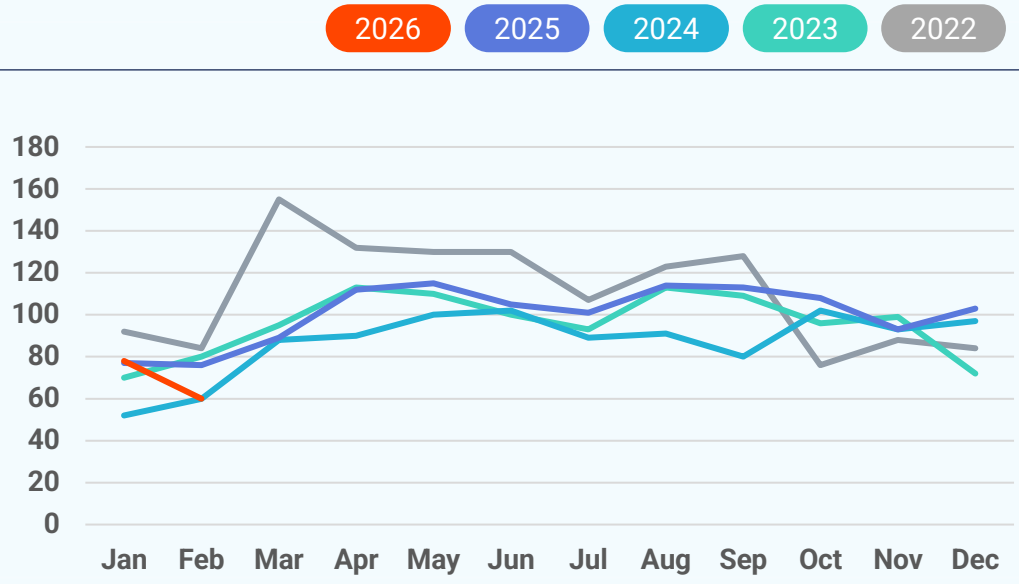
Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	60	76	-21.1%
Median Sold Price	$362,000	$442,000	-18.1%
Median Days on Market	54 days	42 days	+12 days
New Pending Sales	80	94	-14.9%
New Listings	134	133	+0.8%
Active Listings	449	414	+8.5%
Months of Supply	4.32	4.40	-0.08 mos.

Closed Sales

60
February 2026

-21.1%
Feb '26 vs. Feb '25
(Feb '25: 76)

-23.1%
Feb '26 vs. Jan '26
(Jan '26: 78)



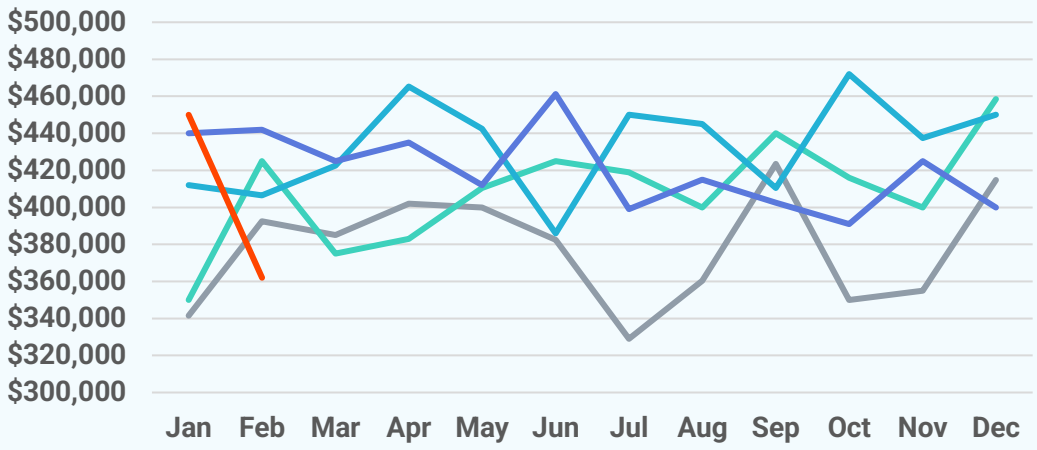
Median Sold Price

2026 2025 2024 2023 2022

$362,000
February 2026

-18.1%
Feb '26 vs. Feb '25
(Feb '25: $442,000)

-19.6%
Feb '26 vs. Jan '26
(Jan '26: $450,000)



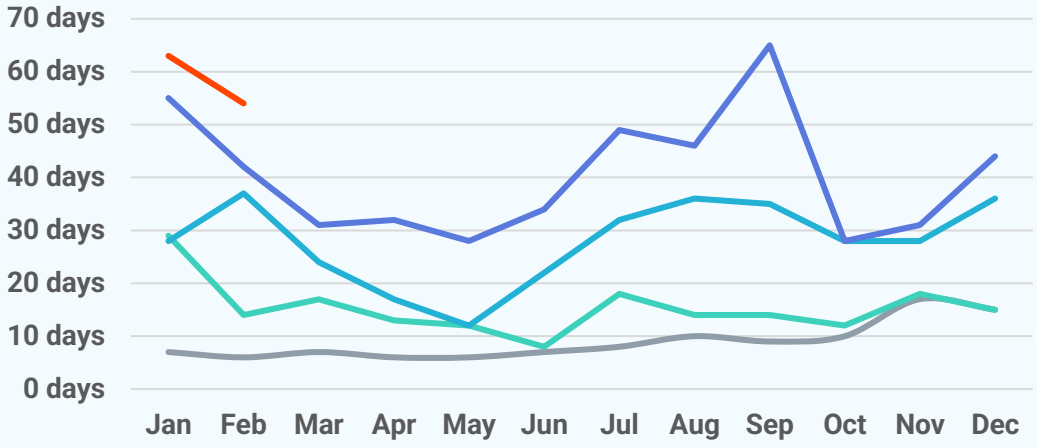
Median Days on Market

2026 2025 2024 2023 2022

54 days
February 2026

+12 days
Feb '26 vs. Feb '25
(Feb '25: 42 days)

-9 days
Feb '26 vs. Jan '26
(Jan '26: 63 days)



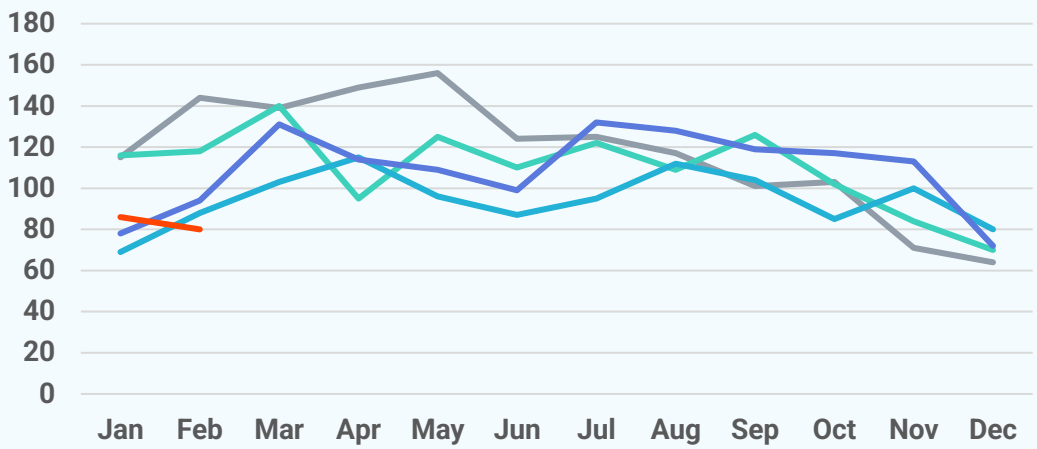
New Pending Sales

2026 2025 2024 2023 2022

80
February 2026

-14.9%
Feb '26 vs. Feb '25
(Feb '25: 94)

-7.0%
Feb '26 vs. Jan '26
(Jan '26: 86)



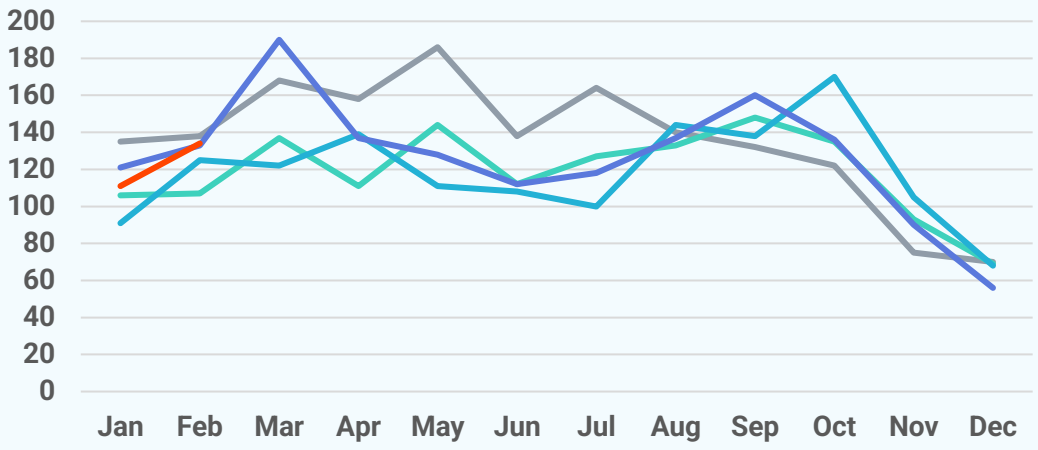
New Listings

2026 2025 2024 2023 2022

134
February 2026

+0.8%
Feb '26 vs. Feb '25
(Feb '25: 133)

+20.7%
Feb '26 vs. Jan '26
(Jan '26: 111)



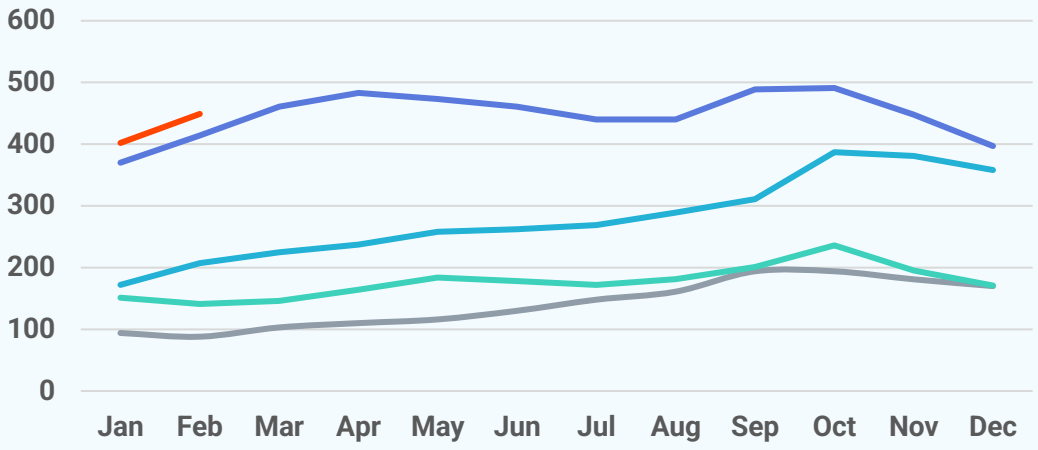
Active Listings

2026 2025 2024 2023 2022

449
February 2026

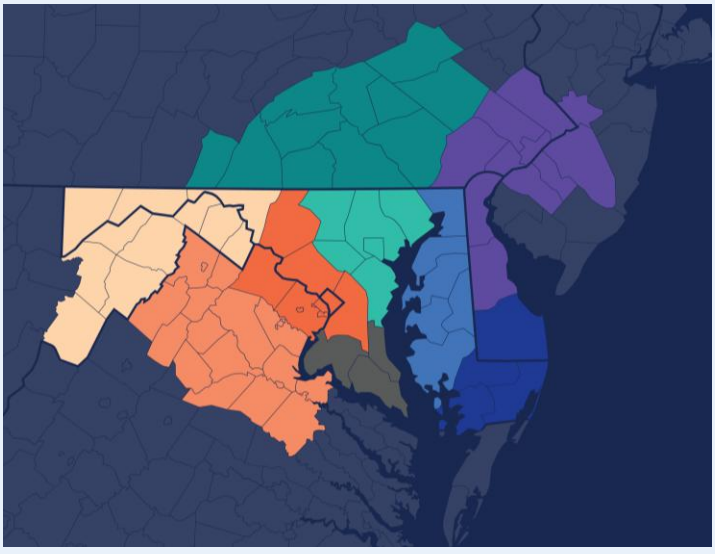
+8.5%
Feb '26 vs. Feb '25
(Feb '25: 414)

+11.7%
Feb '26 vs. Jan '26
(Jan '26: 402)



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

February 2026 Condos Report

Prepared by Bright Research

Data as of March 5, 2026

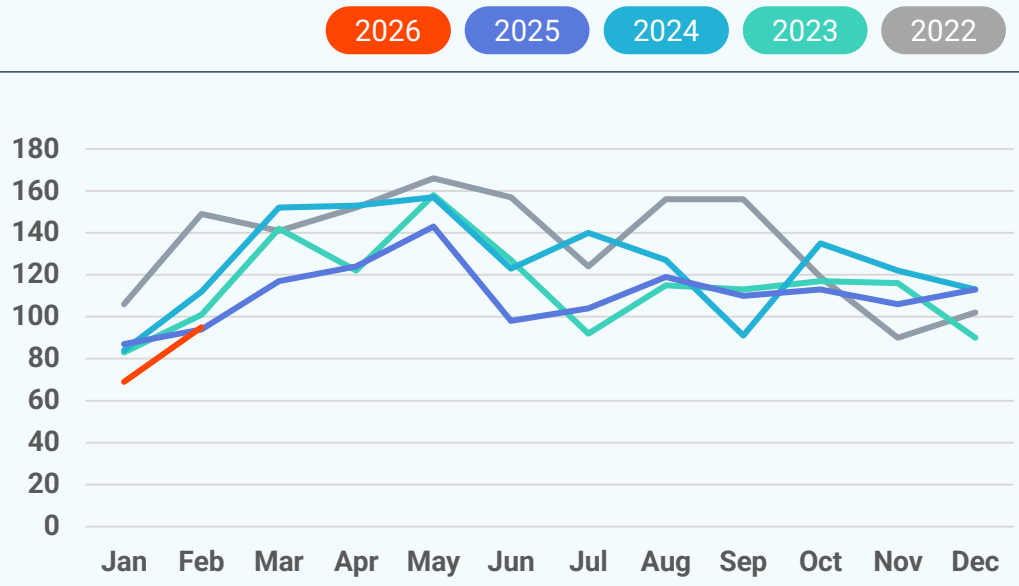
Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	95	94	+1.1%
Median Sold Price	$447,000	$397,845	+12.4%
Median Days on Market	77 days	49 days	+28 days
New Pending Sales	111	140	-20.7%
New Listings	158	188	-16.0%
Active Listings	519	519	+0.0%
Months of Supply	4.55	3.93	+0.62 mos.

Closed Sales

95
February 2026

+1.1%
Feb '26 vs. Feb '25
(Feb '25: 94)

+37.7%
Feb '26 vs. Jan '26
(Jan '26: 69)



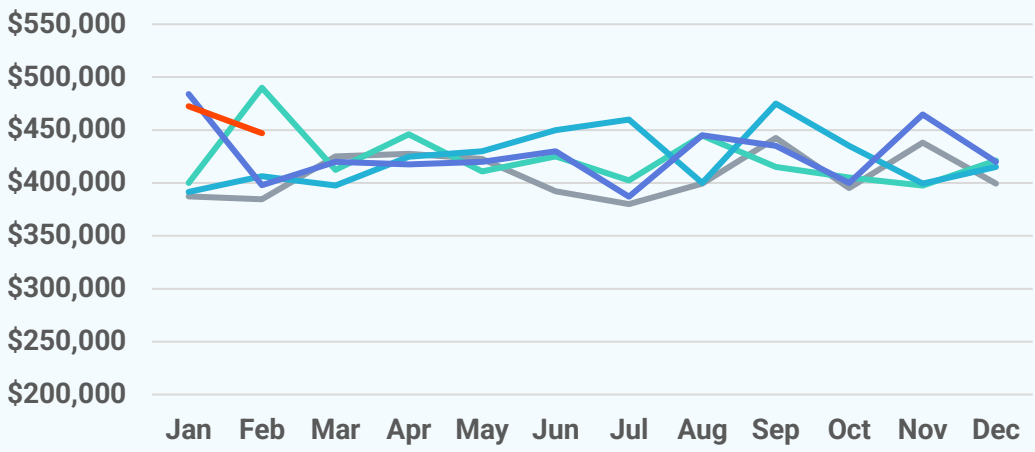
Median Sold Price

2026 2025 2024 2023 2022

$447,000
February 2026

+12.4%
Feb '26 vs. Feb '25
(Feb '25: $397,845)

-5.4%
Feb '26 vs. Jan '26
(Jan '26: $472,500)



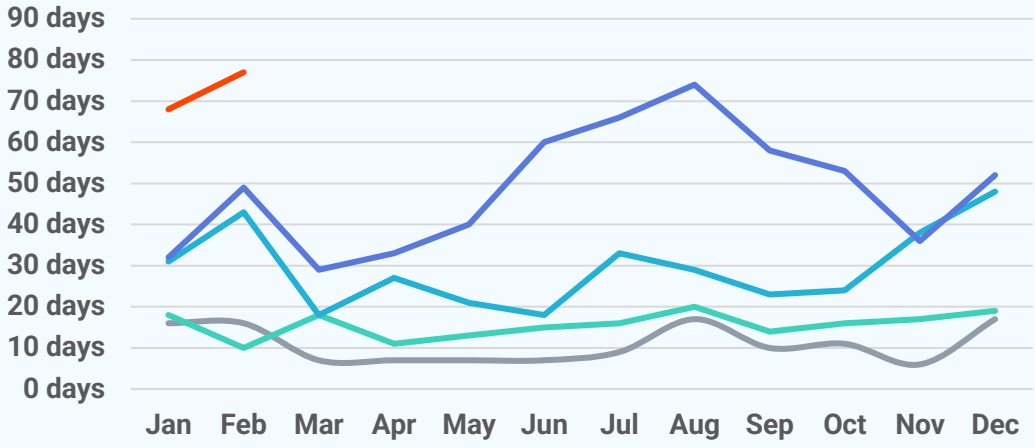
Median Days on Market

2026 2025 2024 2023 2022

77 days
February 2026

+28 days
Feb '26 vs. Feb '25
(Feb '25: 49 days)

+9 days
Feb '26 vs. Jan '26
(Jan '26: 68 days)



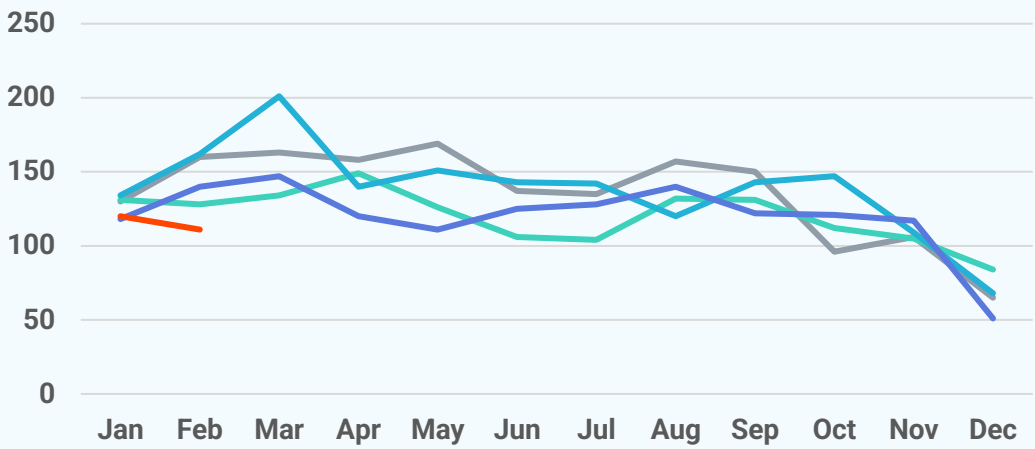
New Pending Sales

2026 2025 2024 2023 2022

111
February 2026

-20.7%
Feb '26 vs. Feb '25
(Feb '25: 140)

-7.5%
Feb '26 vs. Jan '26
(Jan '26: 120)



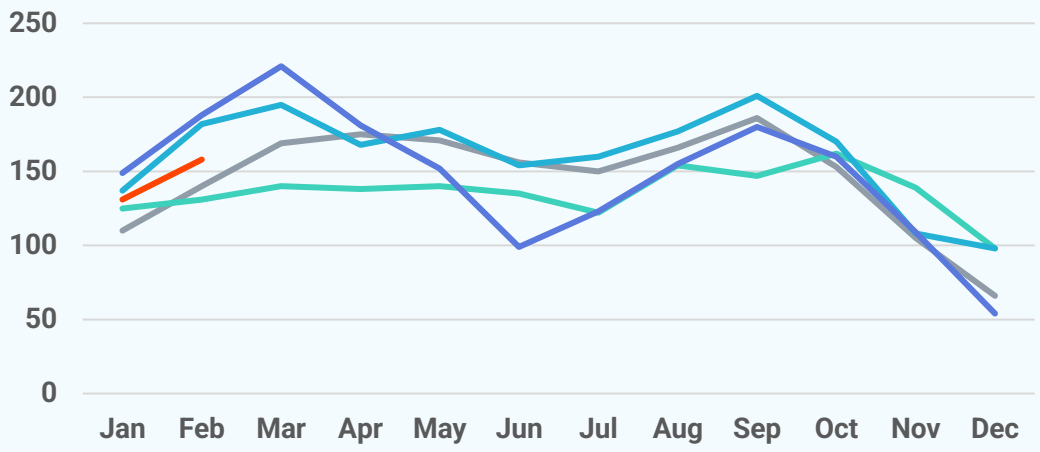
New Listings

2026 2025 2024 2023 2022

158
February 2026

-16.0%
Feb '26 vs. Feb '25
(Feb '25: 188)

+20.6%
Feb '26 vs. Jan '26
(Jan '26: 131)



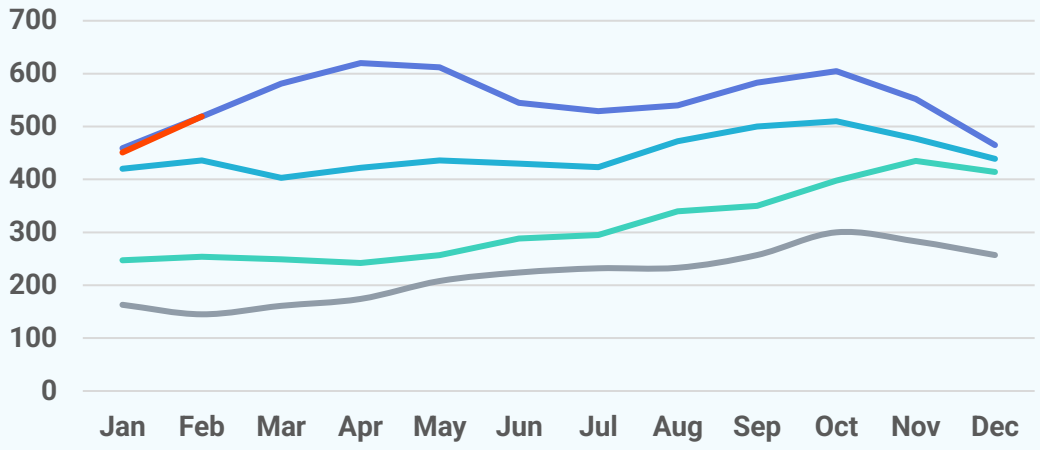
Active Listings

2026 2025 2024 2023 2022

519
February 2026

+0.0%
Feb '26 vs. Feb '25
(Feb '25: 519)

+15.1%
Feb '26 vs. Jan '26
(Jan '26: 451)



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**.

