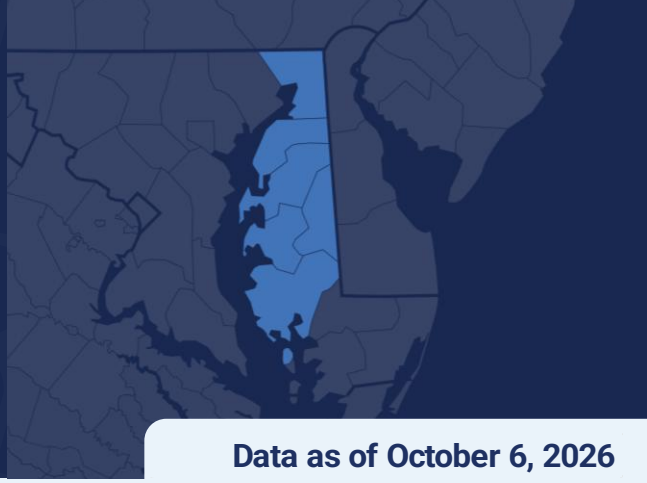
Maryland Eastern Shore

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	318	370	-14.1%	2,746	2,724	+0.8%
Median Sold Price	$384,950	$400,000	-3.8%	$395,000	$390,000	+1.3%
Median Days on Market	31 days	27 days	+4 days	27 days	24 days	+3 days
New Pending Sales	304	362	-16.0%	2,861	2,911	-1.7%
New Listings	400	400	+0.0%	4,055	4,017	+0.9%
Active Listings	1,362	1,170	+16.4%	1,362	1,170	+16.4%
Months of Supply	4.47	3.85	+0.62 mos.	4.47	3.85	+0.62 mos.
Showings	3,970	4,219	-5.9%	37,737	37,993	-0.7%

Housing Market Trends

Fewer buyers and a dip in home prices in September on the Maryland Eastern Shore. There were 318 closed sales last month across the region, a 14.1% decline from a year ago. Sales were lower in all local markets except Kent County.

New contract activity was down even further. There was a total of 304 new pending contracts in September, which was a 16.0% decline. Pending sales were down in all local markets on the Maryland Eastern Shore.

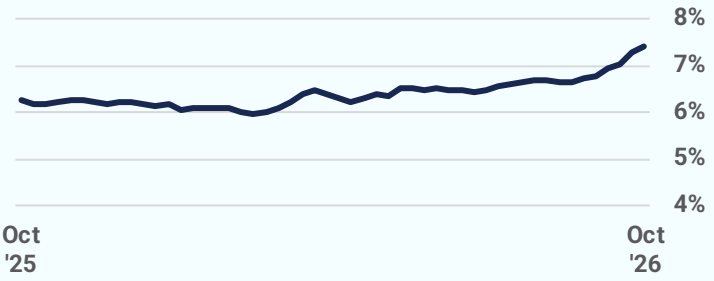
New listings were unchanged from a year go. However, new listings outpaced new pending contracts in September which is leading to an increase in the available inventory. Active listings were up 16.4% compared to September 2025. The inventory of single-family detached homes is below pre-pandemic levels, though listings of townhomes and condos are in excess.

The median sold price in September was $384,950, a 3.8% decline. Median prices fell in all local markets except Talbot County.

Market Outlook

The increase in mortgage rates has had a significant dampening effect on homebuying activity on the Maryland Eastern Shore. Year-to-date sales are tracking slightly above last year but expect transactions to slow considerably this fall. Buyers who do remain in the market will have more leverage as prices soften.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

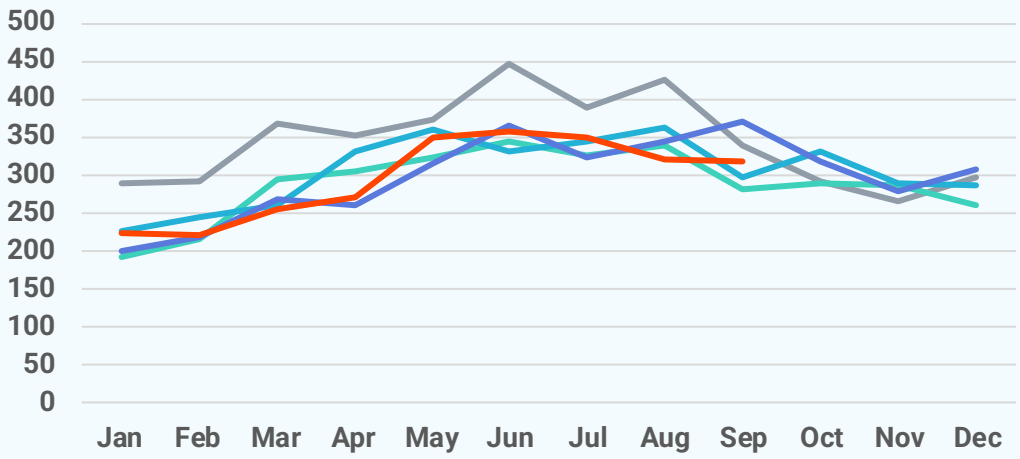
Closed Sales

2026 2025 2024 2023 2022

318
September 2026

-14.1%
Sep '26 vs. Sep '25
(Sep '25: 370)

-0.6%
Sep '26 vs. Aug '26
(Aug '26: 320)



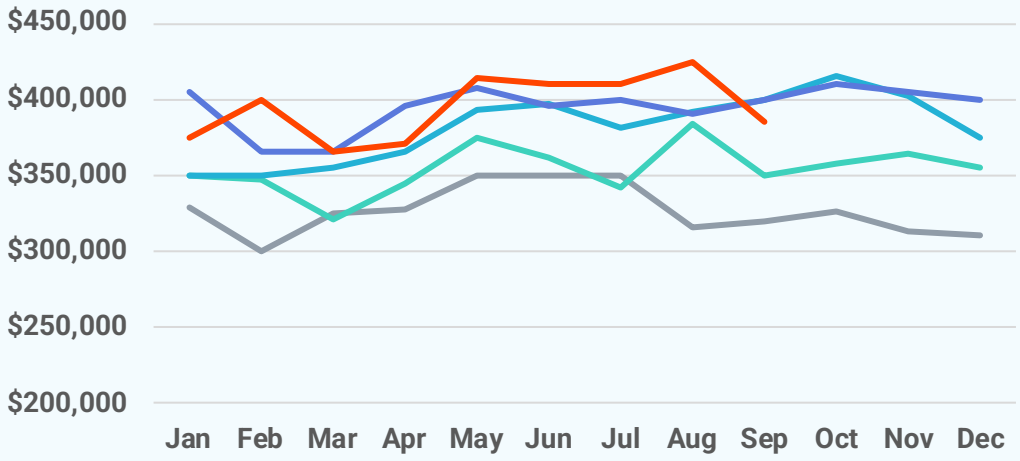
Median Sold Price

2026 2025 2024 2023 2022

$384,950
September 2026

-3.8%
Sep '26 vs. Sep '25
(Sep '25: $400,000)

-9.4%
Sep '26 vs. Aug '26
(Aug '26: $425,000)



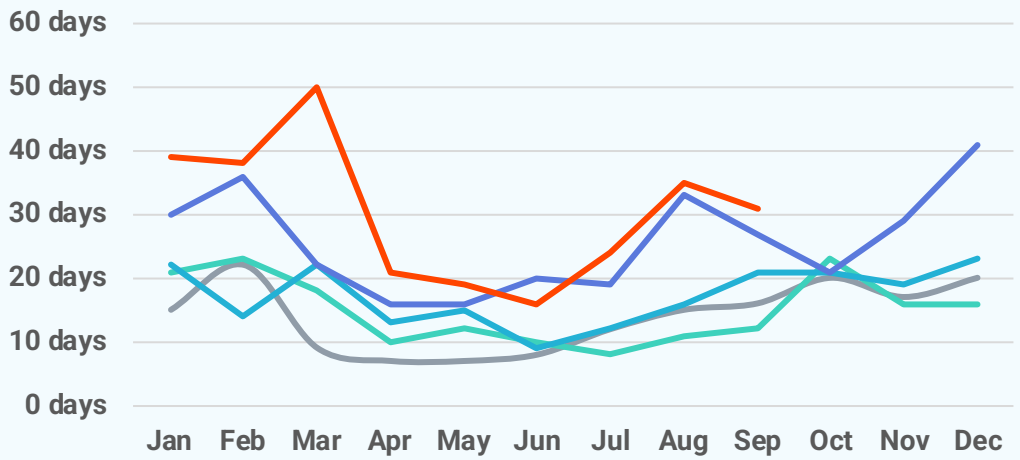
Median Days on Market

2026 2025 2024 2023 2022

31 days
September 2026

+4 days
Sep '26 vs. Sep '25
(Sep '25: 27 days)

-4 days
Sep '26 vs. Aug '26
(Aug '26: 35 days)



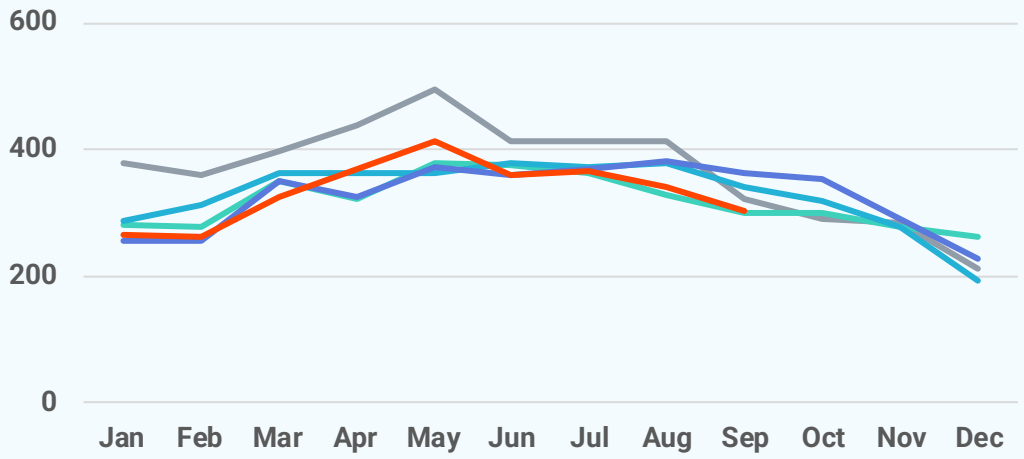
New Pending Sales

2026 2025 2024 2023 2022

304
September 2026

-16.0%
Sep '26 vs. Sep '25
(Sep '25: 362)

-10.3%
Sep '26 vs. Aug '26
(Aug '26: 339)



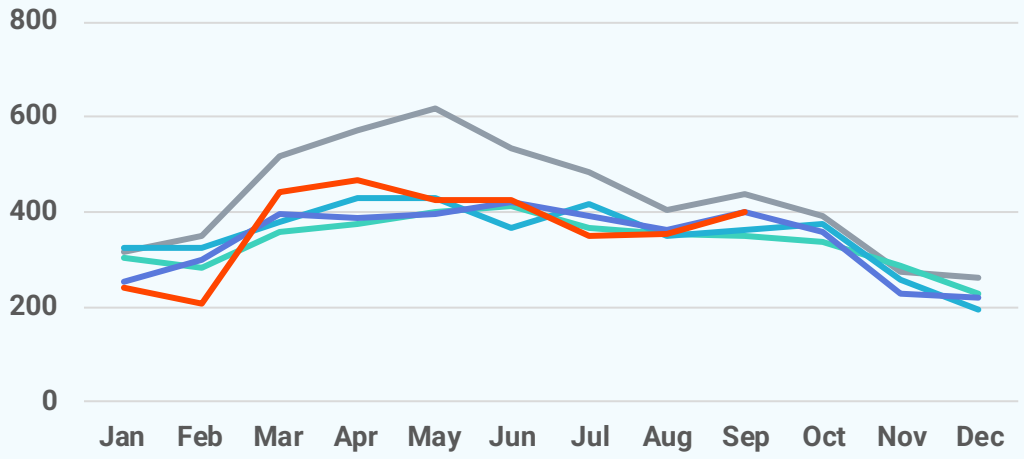
New Listings

2026 2025 2024 2023 2022

400
September 2026

+0.0%
Sep '26 vs. Sep '25
(Sep '25: 400)

+13.6%
Sep '26 vs. Aug '26
(Aug '26: 352)



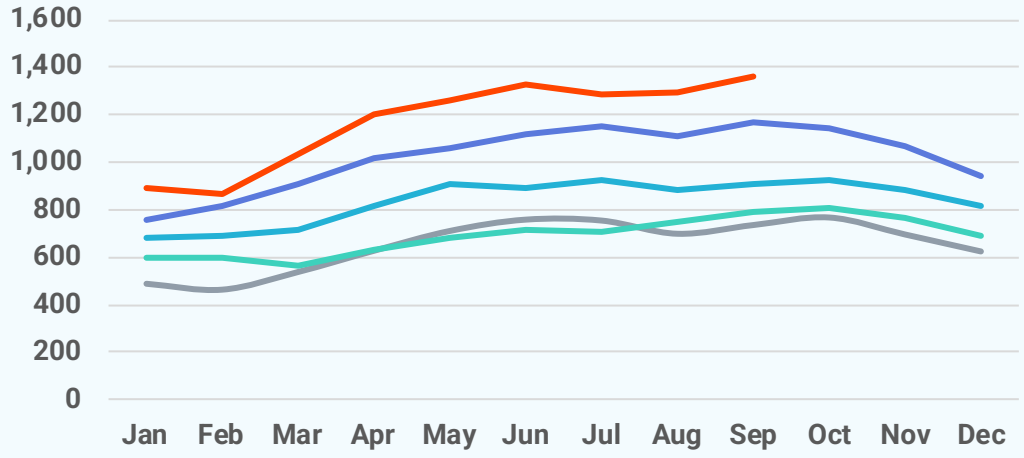
Active Listings

2026 2025 2024 2023 2022

1,362
September 2026

+16.4%
Sep '26 vs. Sep '25
(Sep '25: 1,170)

+4.9%
Sep '26 vs. Aug '26
(Aug '26: 1,298)



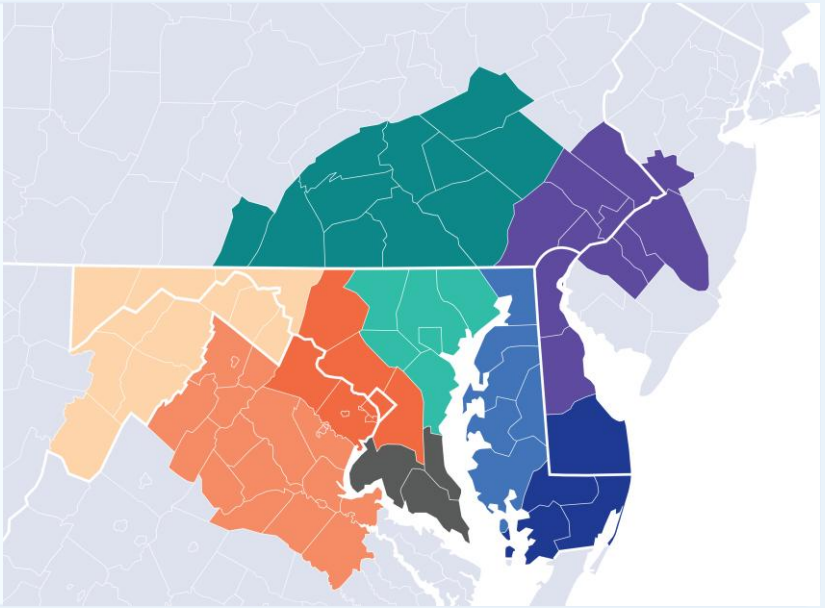
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
MD Eastern Shore	318	-14.1%	$384,950	-3.8%	31 days	+4 days
Caroline County, MD	32	-15.8%	$307,495	-2.4%	53 days	+30 days
Cecil County, MD	104	-8.8%	$342,500	-8.4%	15 days	+2 days
Dorchester County, MD	39	-31.6%	$275,000	-1.8%	45 days	+0 days
Kent County, MD	28	+33.3%	$347,000	-16.4%	23 days	+3 days
Queen Anne's County, MD	58	-28.4%	$497,500	-8.0%	35 days	+2 days
Talbot County, MD	57	-3.4%	$640,000	+20.8%	74 days	+29 days

Local Markets	New Pending Sales		New Listings		Showings	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
MD Eastern Shore	304	-16.0%	400	+0.0%	3,970	-5.9%
Caroline County, MD	28	-33.3%	42	+23.5%	312	+0.3%
Cecil County, MD	93	-7.9%	111	+18.1%	1,232	-0.7%
Dorchester County, MD	35	-25.5%	55	-39.6%	372	-36.2%
Kent County, MD	24	-17.2%	29	-12.1%	346	+24.0%
Queen Anne's County, MD	73	-18.9%	93	+16.3%	834	-14.6%
Talbot County, MD	51	-3.8%	70	+2.9%	874	+5.6%

Local Markets	Active Listings		Months of Supply	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
MD Eastern Shore	1,362	+16.4%	4.47	+0.62 months
Caroline County, MD	122	+27.1%	4.21	+0.78 months
Cecil County, MD	282	+15.6%	3.07	+0.36 months
Dorchester County, MD	253	-1.9%	6.66	+0.21 months
Kent County, MD	149	+73.3%	6.48	+2.9 months
Queen Anne's County, MD	292	+26.4%	4.17	+0.92 months
Talbot County, MD	264	+3.5%	5.18	-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

September 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of October 6, 2026

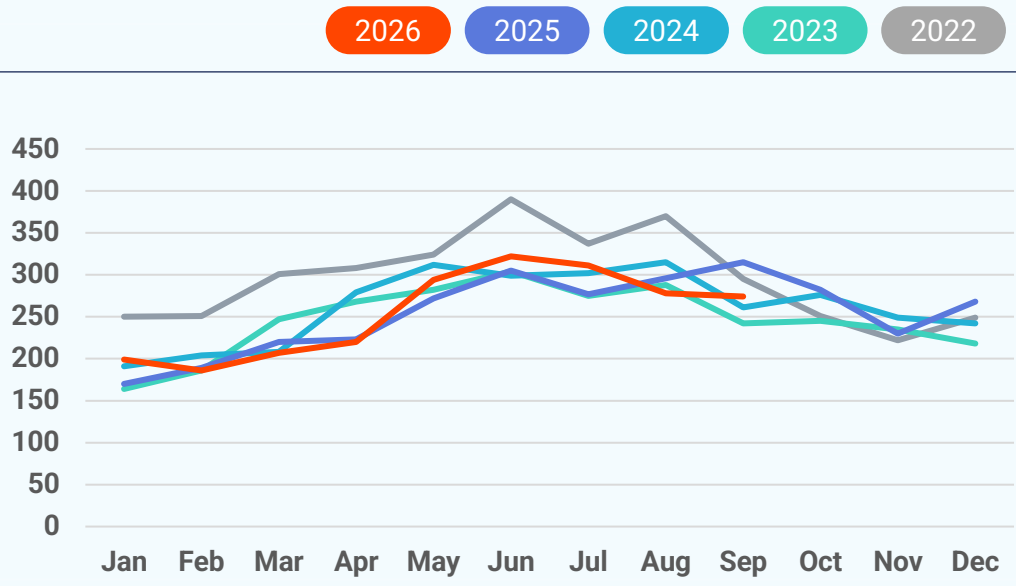
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	274	315	-13.0%
Median Sold Price	$399,000	$415,000	-3.9%
Median Days on Market	31 days	27 days	+4 days
New Pending Sales	264	314	-15.9%
New Listings	345	352	-2.0%
Active Listings	1,130	993	+13.8%
Months of Supply	4.31	3.85	+0.46 mos.

Closed Sales

274
September 2026

-13.0%
Sep '26 vs. Sep '25
(Sep '25: 315)

-1.4%
Sep '26 vs. Aug '26
(Aug '26: 278)



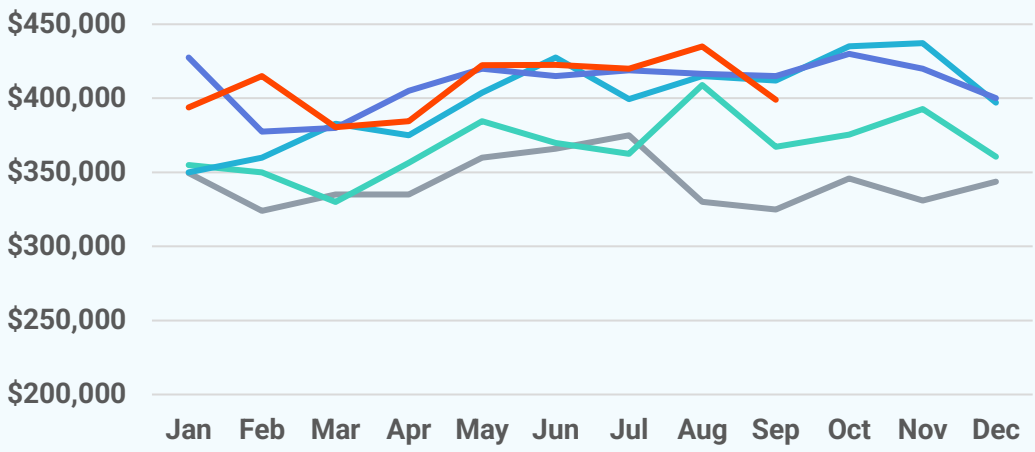
Median Sold Price

2026 2025 2024 2023 2022

$399,000
September 2026

-3.9%
Sep '26 vs. Sep '25
(Sep '25: $415,000)

-8.3%
Sep '26 vs. Aug '26
(Aug '26: $435,000)



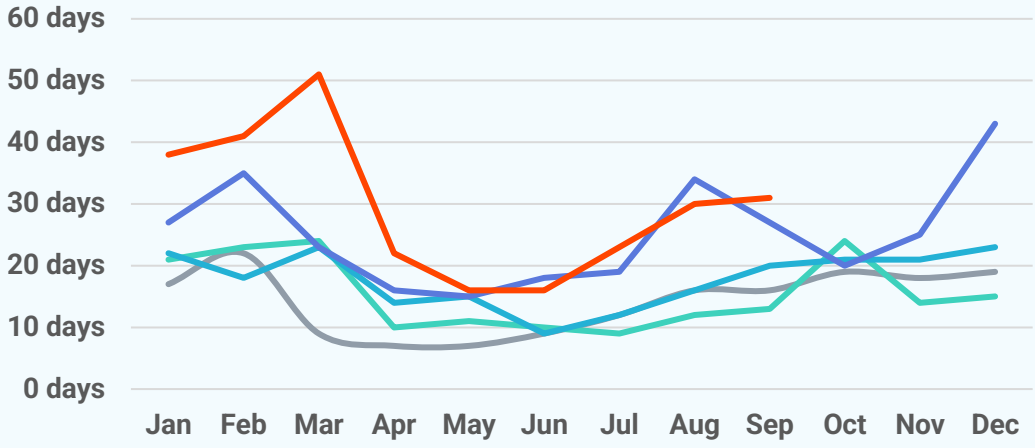
Median Days on Market

2026 2025 2024 2023 2022

31 days
September 2026

+4 days
Sep '26 vs. Sep '25
(Sep '25: 27 days)

+1 day
Sep '26 vs. Aug '26
(Aug '26: 30 days)



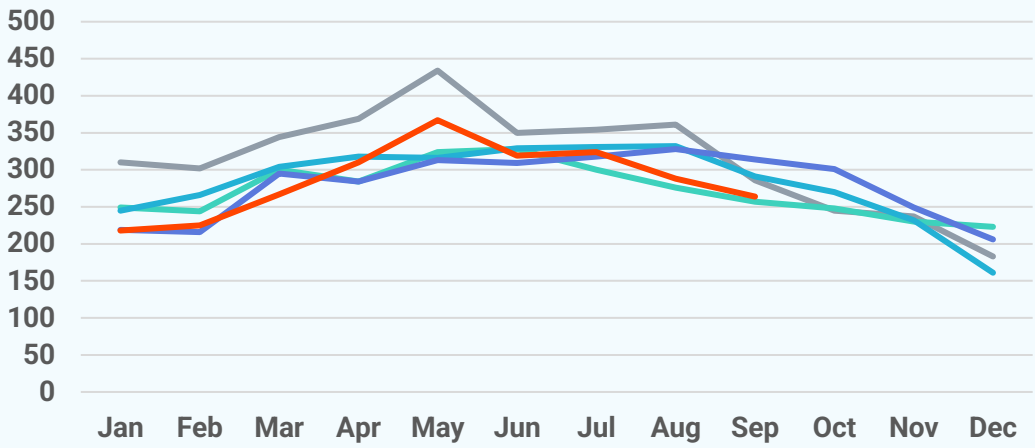
New Pending Sales

2026 2025 2024 2023 2022

264
September 2026

-15.9%
Sep '26 vs. Sep '25
(Sep '25: 314)

-8.3%
Sep '26 vs. Aug '26
(Aug '26: 288)



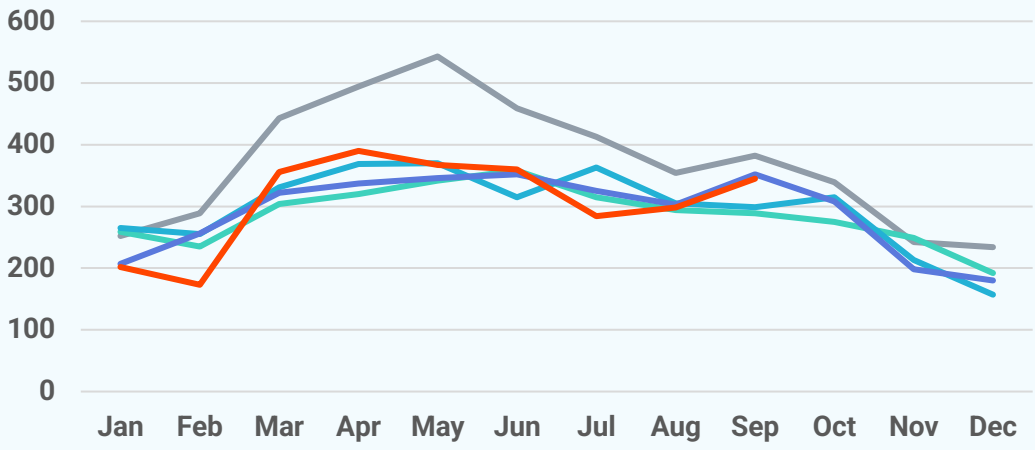
New Listings

2026 2025 2024 2023 2022

345
September 2026

-2.0%
Sep '26 vs. Sep '25
(Sep '25: 352)

+15.8%
Sep '26 vs. Aug '26
(Aug '26: 298)



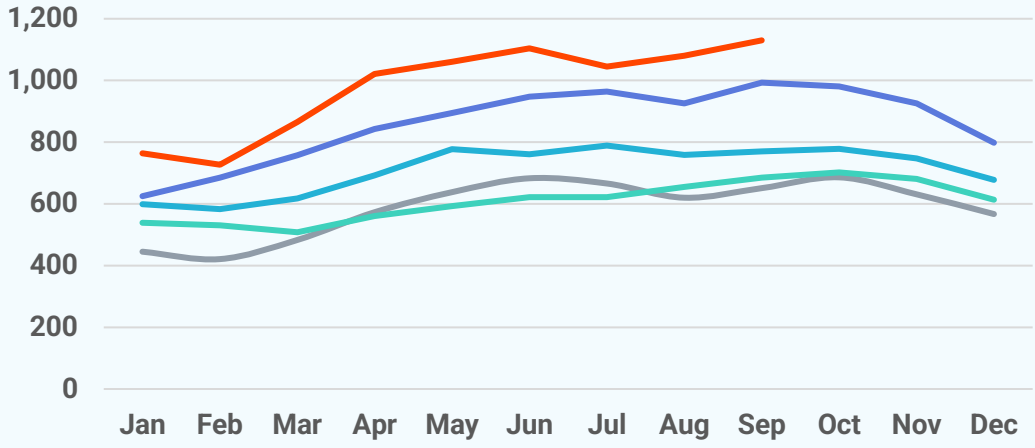
Active Listings

2026 2025 2024 2023 2022

1,130
September 2026

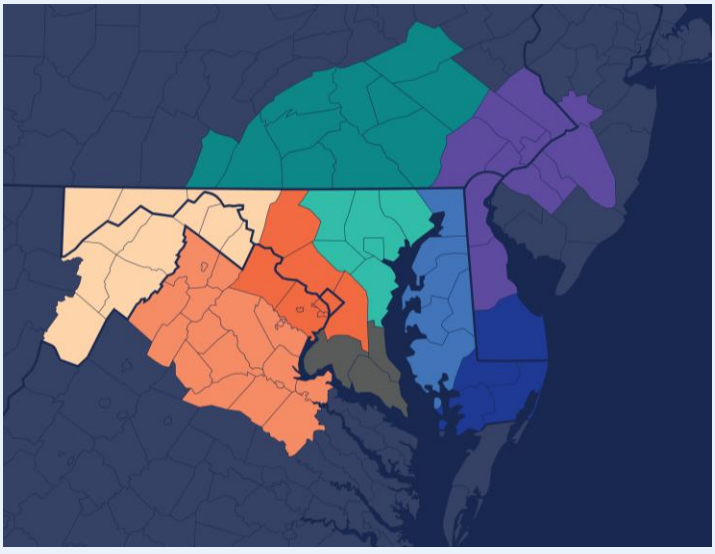
+13.8%
Sep '26 vs. Sep '25
(Sep '25: 993)

+4.6%
Sep '26 vs. Aug '26
(Aug '26: 1,080)



About Bright MLS

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Maryland Eastern Shore

September 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of October 6, 2026

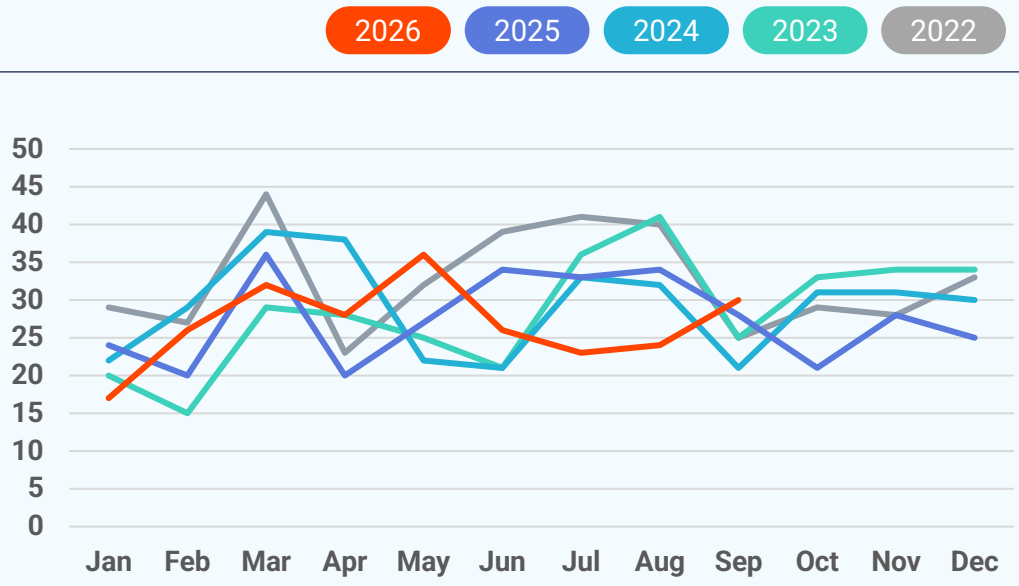
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	30	28	+7.1%
Median Sold Price	$293,000	$265,500	+10.4%
Median Days on Market	21 days	9 days	+12 days
New Pending Sales	25	29	-13.8%
New Listings	36	28	+28.6%
Active Listings	142	92	+54.3%
Months of Supply	5.07	3.07	+2.00 mos.

Closed Sales

30
September 2026

+7.1%
Sep '26 vs. Sep '25
(Sep '25: 28)

+25.0%
Sep '26 vs. Aug '26
(Aug '26: 24)



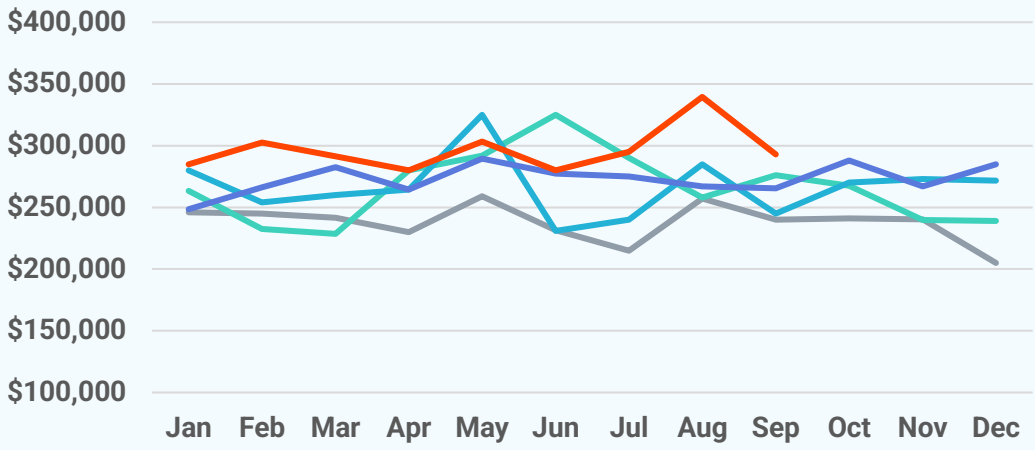
Median Sold Price

2026 2025 2024 2023 2022

$293,000
September 2026

+10.4%
Sep '26 vs. Sep '25
(Sep '25: $265,500)

-13.7%
Sep '26 vs. Aug '26
(Aug '26: $339,495)



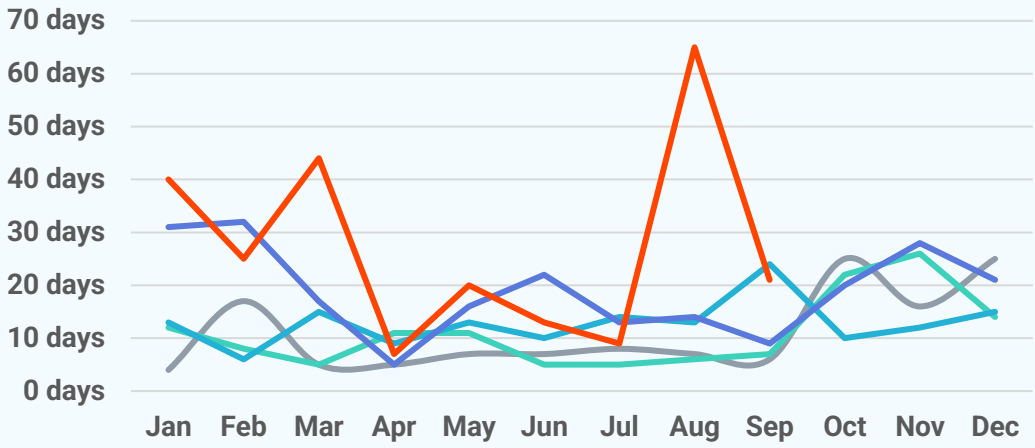
Median Days on Market

2026 2025 2024 2023 2022

21 days
September 2026

+12 days
Sep '26 vs. Sep '25
(Sep '25: 9 days)

-44 days
Sep '26 vs. Aug '26
(Aug '26: 65 days)



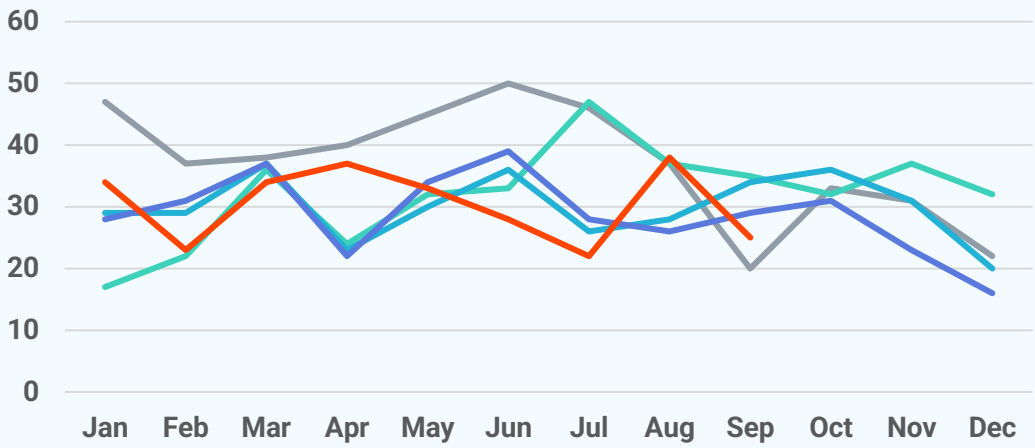
New Pending Sales

2026 2025 2024 2023 2022

25
September 2026

-13.8%
Sep '26 vs. Sep '25
(Sep '25: 29)

-34.2%
Sep '26 vs. Aug '26
(Aug '26: 38)



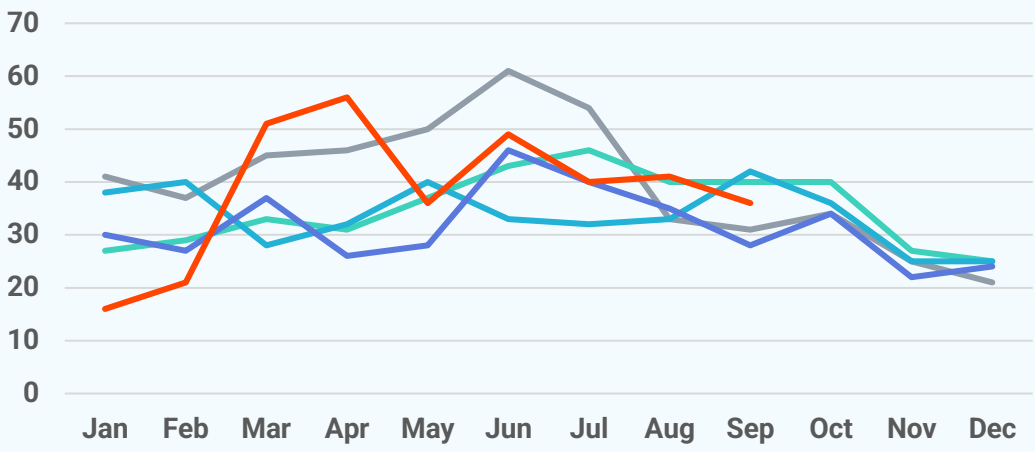
New Listings

2026 2025 2024 2023 2022

36
September 2026

+28.6%
Sep '26 vs. Sep '25
(Sep '25: 28)

-12.2%
Sep '26 vs. Aug '26
(Aug '26: 41)



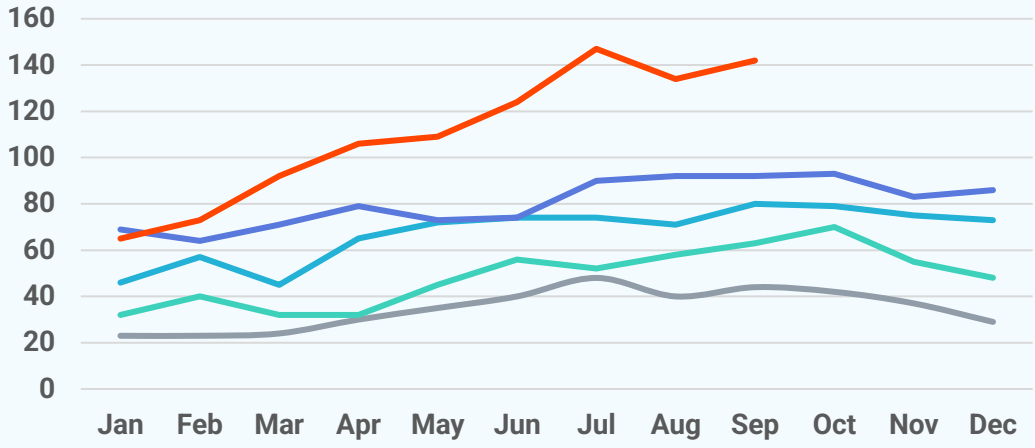
Active Listings

2026 2025 2024 2023 2022

142
September 2026

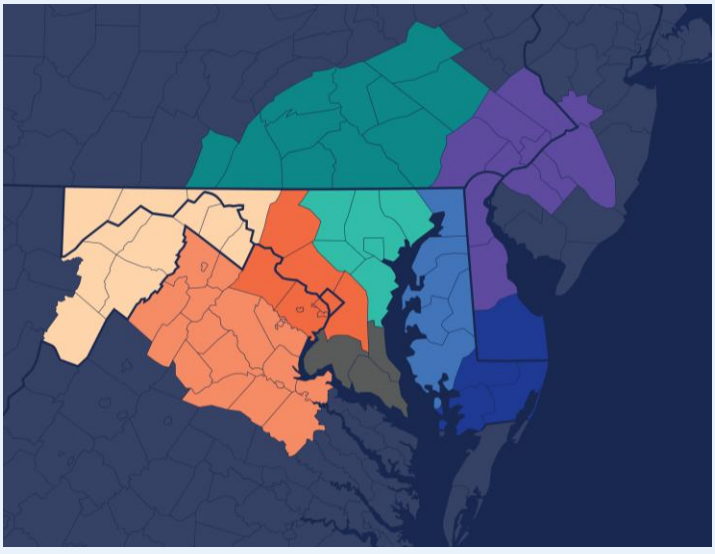
+54.3%
Sep '26 vs. Sep '25
(Sep '25: 92)

+6.0%
Sep '26 vs. Aug '26
(Aug '26: 134)



About Bright MLS

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Maryland Eastern Shore

September 2026 Condos Report

Prepared by Bright Research

Data as of October 6, 2026

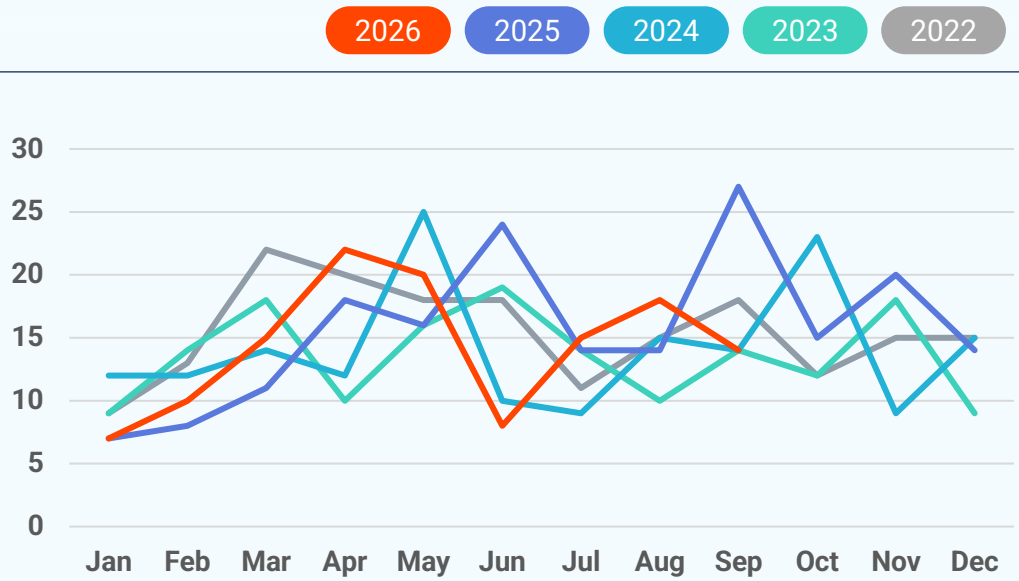
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	14	27	-48.1%
Median Sold Price	$340,000	$330,000	+3.0%
Median Days on Market	64 days	45 days	+19 days
New Pending Sales	15	19	-21.1%
New Listings	19	20	-5.0%
Active Listings	90	85	+5.9%
Months of Supply	6.00	5.67	+0.33 mos.

Closed Sales

14
September 2026

-48.1%
Sep '26 vs. Sep '25
(Sep '25: 27)

-22.2%
Sep '26 vs. Aug '26
(Aug '26: 18)



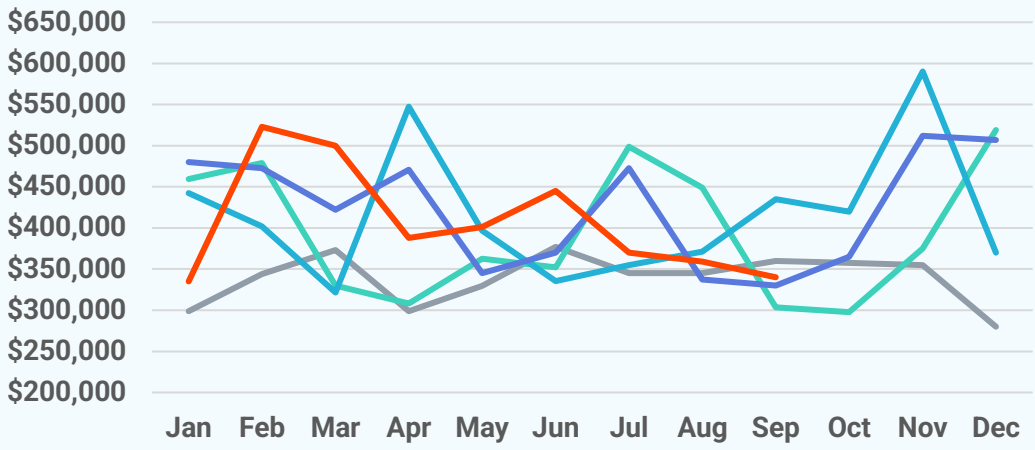
Median Sold Price

2026 2025 2024 2023 2022

$340,000
September 2026

+3.0%
Sep '26 vs. Sep '25
(Sep '25: $330,000)

-5.3%
Sep '26 vs. Aug '26
(Aug '26: $359,000)



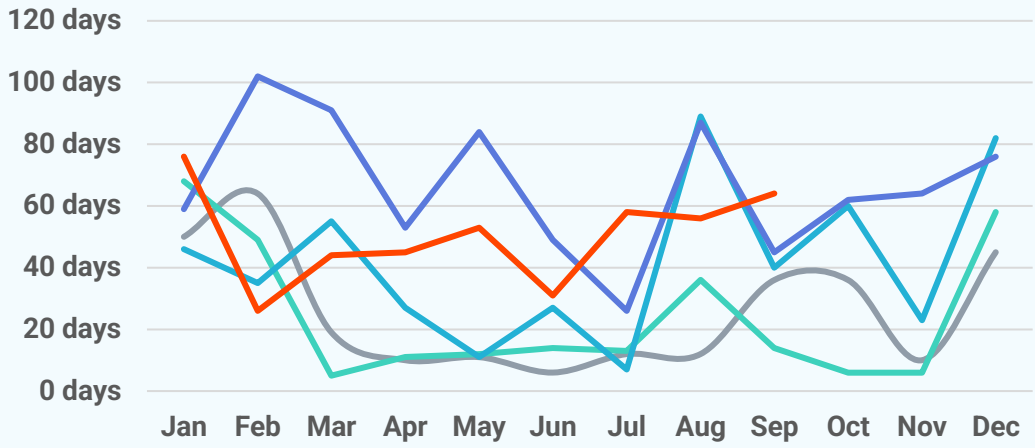
Median Days on Market

2026 2025 2024 2023 2022

64 days
September 2026

+19 days
Sep '26 vs. Sep '25
(Sep '25: 45 days)

+8 days
Sep '26 vs. Aug '26
(Aug '26: 56 days)



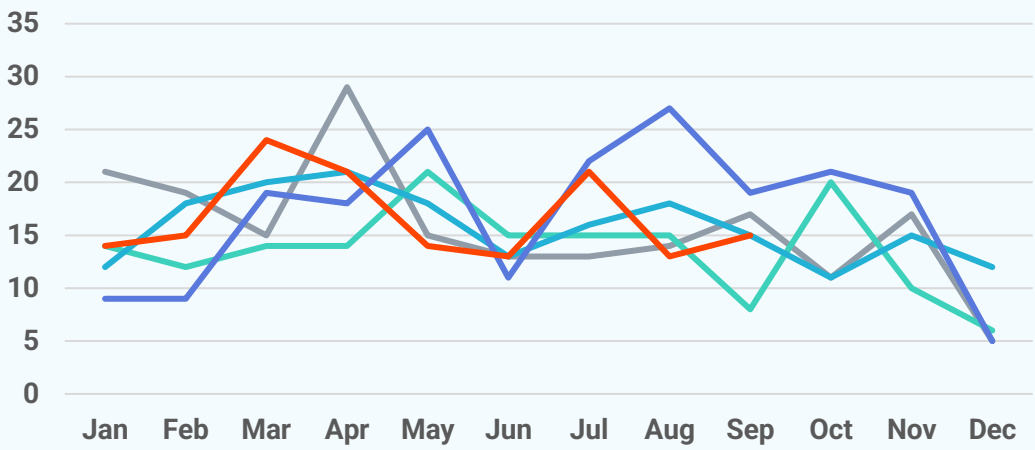
New Pending Sales

2026 2025 2024 2023 2022

15
September 2026

-21.1%
Sep '26 vs. Sep '25
(Sep '25: 19)

+15.4%
Sep '26 vs. Aug '26
(Aug '26: 13)



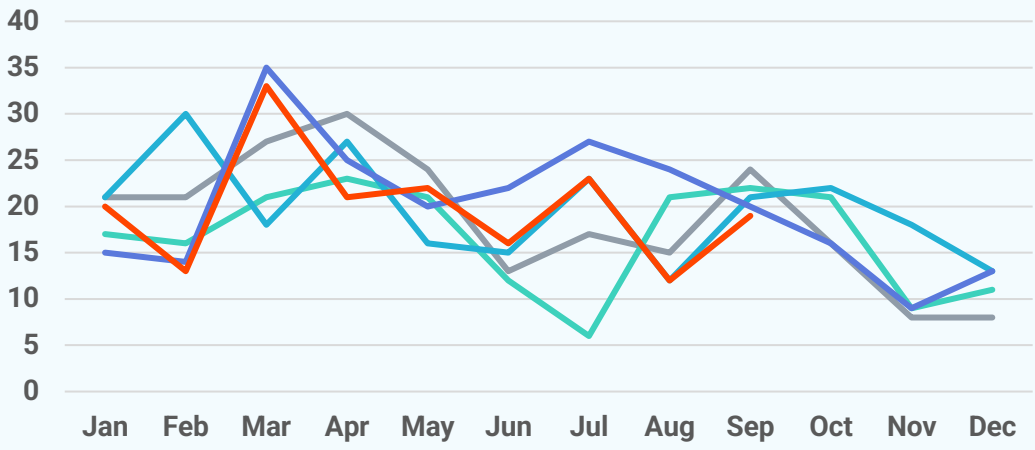
New Listings

2026 2025 2024 2023 2022

19
September 2026

-5.0%
Sep '26 vs. Sep '25
(Sep '25: 20)

+58.3%
Sep '26 vs. Aug '26
(Aug '26: 12)



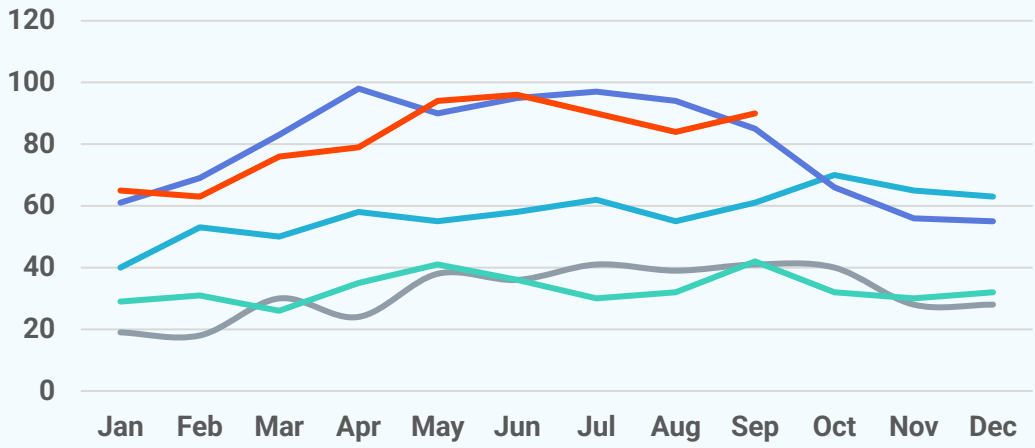
Active Listings

2026 2025 2024 2023 2022

90
September 2026

+5.9%
Sep '26 vs. Sep '25
(Sep '25: 85)

+7.1%
Sep '26 vs. Aug '26
(Aug '26: 84)



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