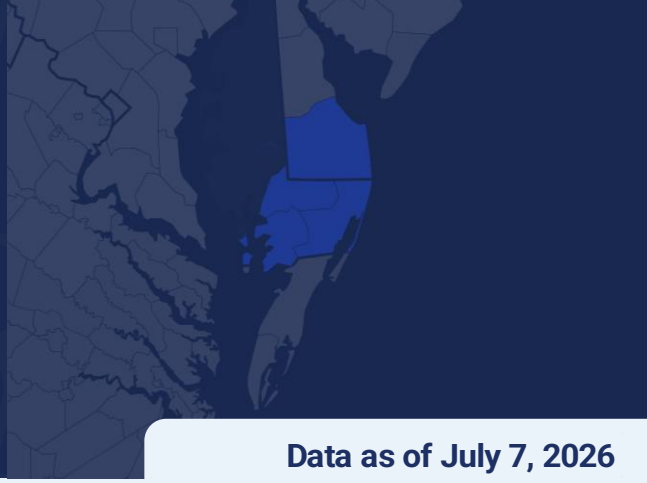
Del/Mar Coastal

June 2026 Housing Market Report

Prepared by Bright Research



Data as of July 7, 2026

Key Market Statistics	Jun 2026	Jun 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	939	788	+19.2%	4,320	4,374	-1.2%
Median Sold Price	$429,945	$415,495	+3.5%	$415,000	$415,000	+0.0%
Median Days on Market	33 days	33 days	+0 days	42 days	32 days	+10 days
New Pending Sales	876	802	+9.2%	4,745	4,544	+4.4%
New Listings	1,058	875	+20.9%	6,752	6,868	-1.7%
Active Listings	3,699	3,361	+10.1%	3,699	3,361	+10.1%
Months of Supply	4.83	4.31	+0.52 mos.	4.83	4.31	+0.52 mos.
Showings	11,453	11,850	-3.4%	67,692	66,138	+2.3%

Housing Market Trends

Brisk sales activity in June for the Del/Mar Coastal market. Typically, sales moderate in the summer as buying slows seasonally. Yet in June 2026, there were 939 closed sales in the Del/Mar Coastal region, surging 19.2% and even surpassing sales activity in June 2022.

Worchester County sales exploded with a 43.6% increase in closed sales between June 2026 and June 2025. Somerset County had fewer closed sales (-13.0%) while both Sussex County and Wicomico County had double-digit gains. Even with the robust June, closed sales for the year lag 2025 by 1.2%.

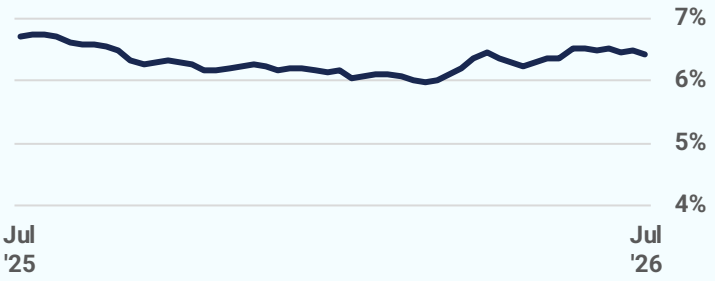
New pending sales could point to further activity in the coming months, up 9.2% year-over-year. Prices continue to rise in the region, fueled by high-end sales. In June, the median sold price was just shy of $430,000, a new record high.

Seller turnout was phenomenal in June with 1,058 new listings (+20.9%). The bump in activity leaves inventory 10.1% above where in was at the end of June 2025.

Market Outlook

There have been some bumps in the housing market on the Del/Mar Coast in early 2026 but buyers have been out shopping during the past two months. At the halfway point of the year, closed sales and new listings are a bit behind where they were in 2025. The K-shaped recovery means higher-income buyers will influence whether 2026 activity eventually surpasses last year or not.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

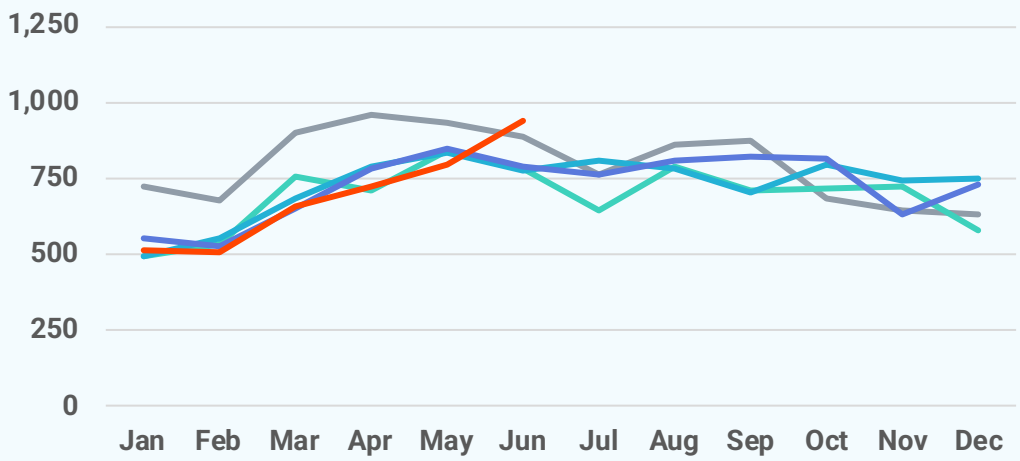
Closed Sales

2026 2025 2024 2023 2022

939
June 2026

+19.2%
Jun '26 vs. Jun '25
(Jun '25: 788)

+18.0%
Jun '26 vs. May '26
(May '26: 796)



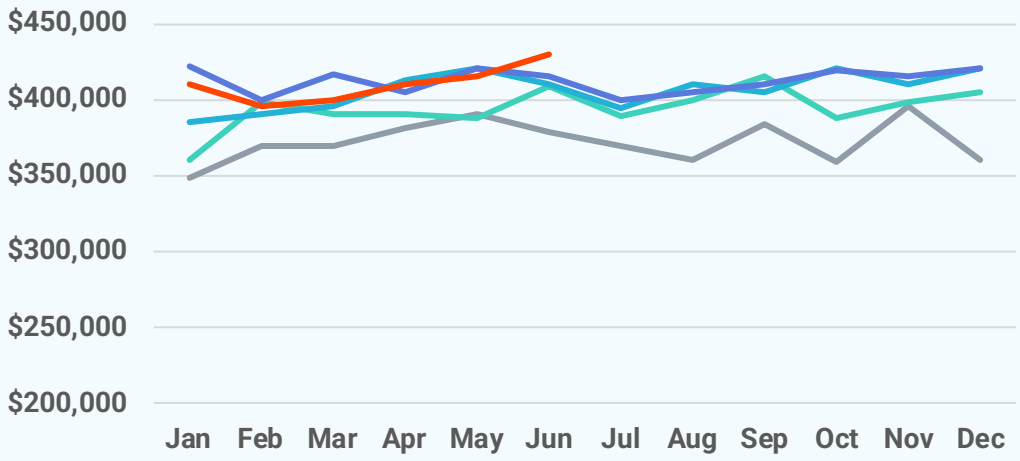
Median Sold Price

2026 2025 2024 2023 2022

$429,945
June 2026

+3.5%
Jun '26 vs. Jun '25
(Jun '25: $415,495)

+3.6%
Jun '26 vs. May '26
(May '26: $415,000)



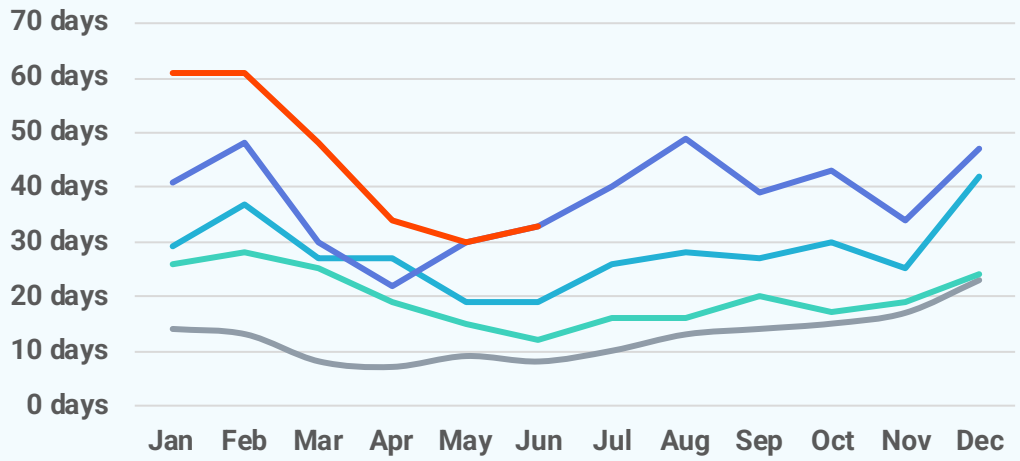
Median Days on Market

2026 2025 2024 2023 2022

33 days
June 2026

+0 days
Jun '26 vs. Jun '25
(Jun '25: 33 days)

+3 days
Jun '26 vs. May '26
(May '26: 30 days)



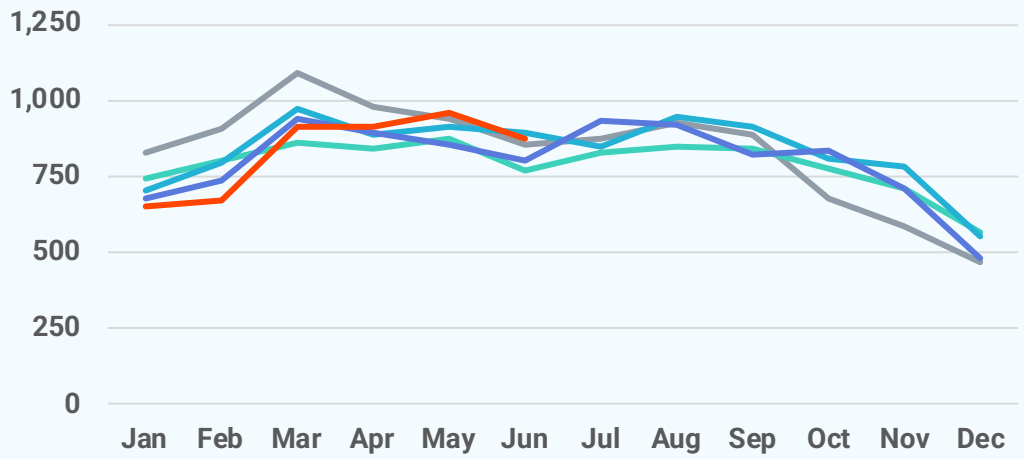
New Pending Sales

2026 2025 2024 2023 2022

876
June 2026

+9.2%
Jun '26 vs. Jun '25
(Jun '25: 802)

-8.8%
Jun '26 vs. May '26
(May '26: 960)



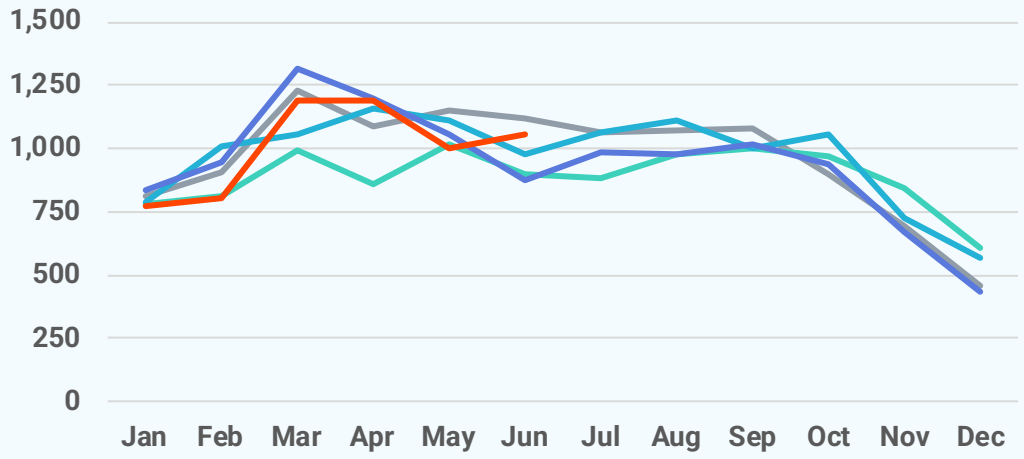
New Listings

2026 2025 2024 2023 2022

1,058
June 2026

+20.9%
Jun '26 vs. Jun '25
(Jun '25: 875)

+5.8%
Jun '26 vs. May '26
(May '26: 1,000)



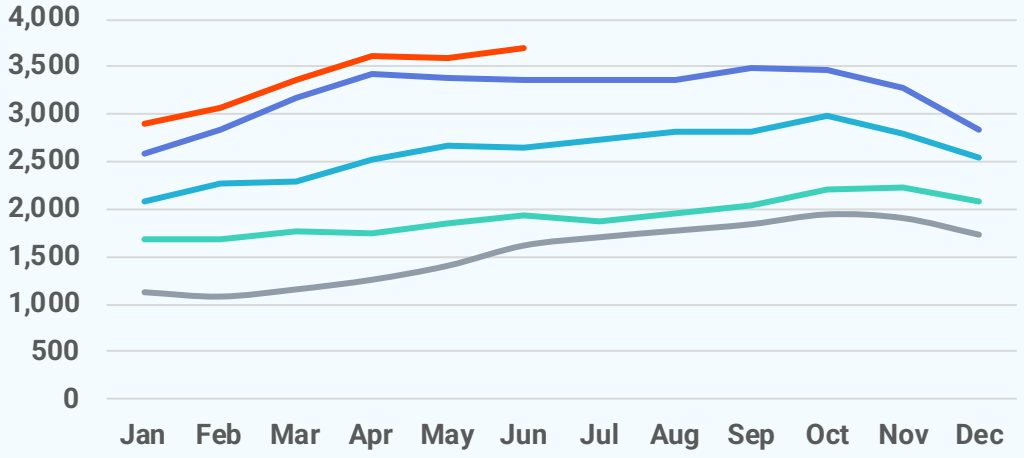
Active Listings

2026 2025 2024 2023 2022

3,699
June 2026

+10.1%
Jun '26 vs. Jun '25
(Jun '25: 3,361)

+2.7%
Jun '26 vs. May '26
(May '26: 3,601)



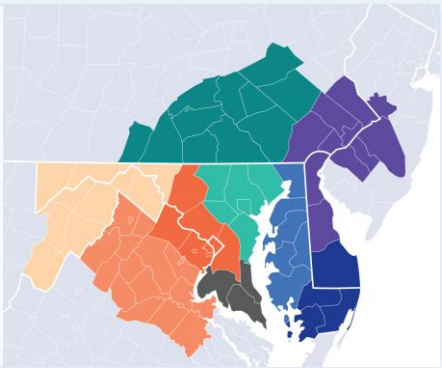
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Del/Mar Coastal	939	+19.2%	$429,945	+3.5%	33 days	+0 days
Somerset County, MD	20	-13.0%	$205,000	-2.4%	59 days	+0 days
Sussex County, DE	601	+14.0%	$470,000	-1.0%	33 days	+0 days
Wicomico County, MD	104	+16.9%	$294,495	+5.2%	21 days	+3 days
Worcester County, MD	214	+43.6%	$429,900	+8.8%	35 days	-8 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Del/Mar Coastal	876	+9.2%	1,058	+20.9%	11,453	-3.4%
Somerset County, MD	27	+35.0%	33	+10.0%	251	-17.7%
Sussex County, DE	581	+13.0%	706	+21.7%	7,572	+2.7%
Wicomico County, MD	108	+8.0%	123	+11.8%	1,297	-9.3%
Worcester County, MD	160	-4.8%	196	+26.5%	2,333	-14.9%

Local Markets	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Del/Mar Coastal	3,699	+10.1%	4.83	+0.52 months
Somerset County, MD	132	+14.8%	6.95	+0.9 months
Sussex County, DE	2,421	+9.1%	4.93	+0.57 months
Wicomico County, MD	353	+22.6%	3.97	+0.62 months
Worcester County, MD	793	+7.3%	4.78	+0.27 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

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Please contact **Christy Reap, Media Relations Director** with interview or information requests:

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- christy.reap@brightmls.com

DelMar Coastal

June 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2026

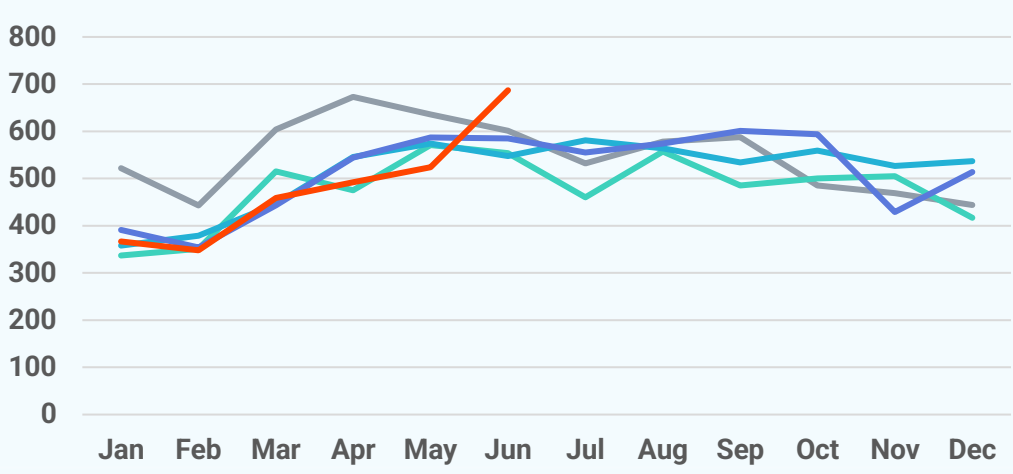
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	687	585	+17.4%
Median Sold Price	$426,470	$405,000	+5.3%
Median Days on Market	29 days	30 days	-1 day
New Pending Sales	676	578	+17.0%
New Listings	791	663	+19.3%
Active Listings	2,594	2,355	+10.1%
Months of Supply	4.78	4.20	+0.58 mos.

Closed Sales

687
June 2026

+17.4%
Jun '26 vs. Jun '25
(Jun '25: 585)

+31.1%
Jun '26 vs. May '26
(May '26: 524)



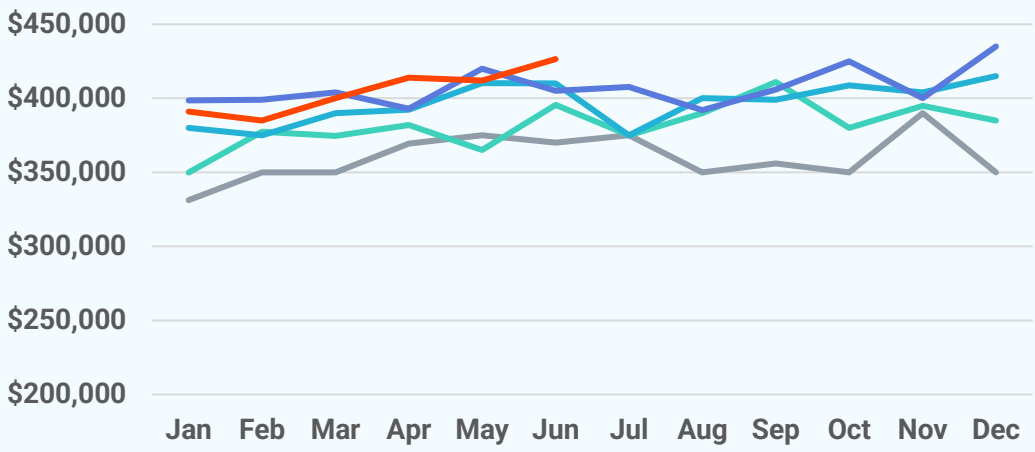
Median Sold Price

2026 2025 2024 2023 2022

$426,470
June 2026

+5.3%
Jun '26 vs. Jun '25
(Jun '25: $405,000)

+3.5%
Jun '26 vs. May '26
(May '26: $411,888)



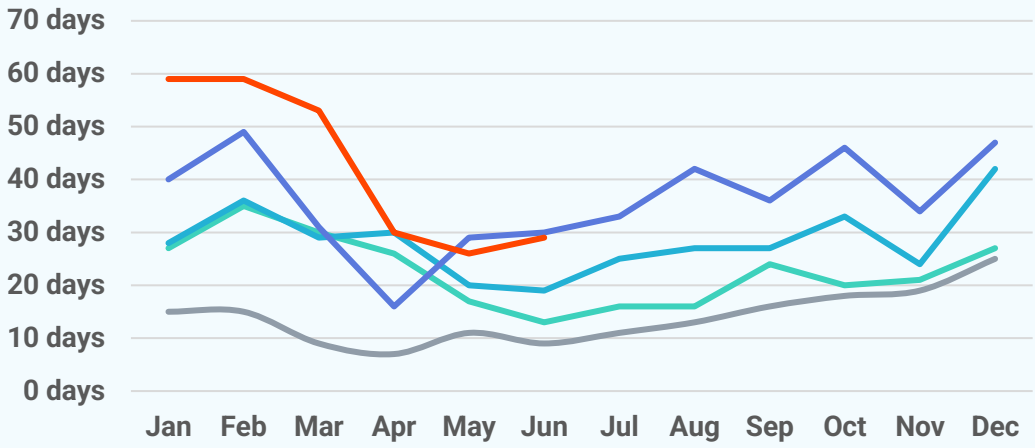
Median Days on Market

2026 2025 2024 2023 2022

29 days
June 2026

-1 day
Jun '26 vs. Jun '25
(Jun '25: 30 days)

+3 days
Jun '26 vs. May '26
(May '26: 26 days)



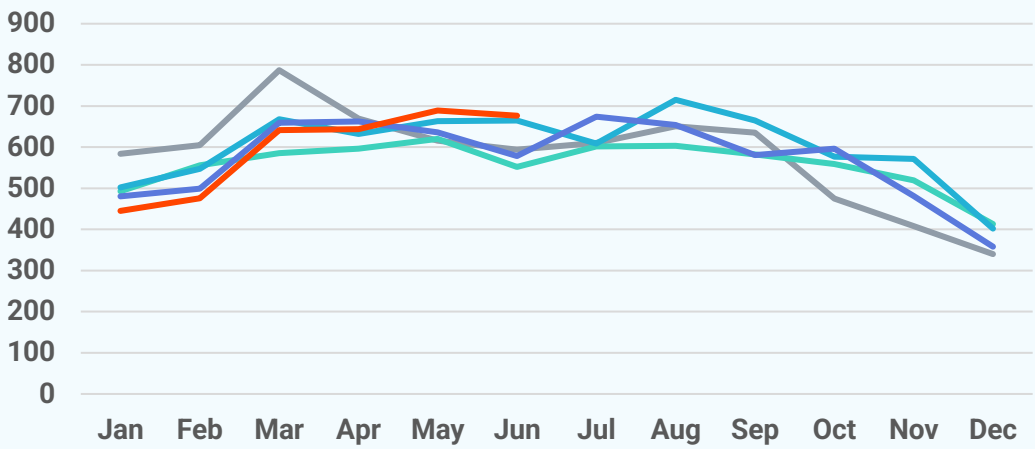
New Pending Sales

2026 2025 2024 2023 2022

676
June 2026

+17.0%
Jun '26 vs. Jun '25
(Jun '25: 578)

-1.9%
Jun '26 vs. May '26
(May '26: 689)



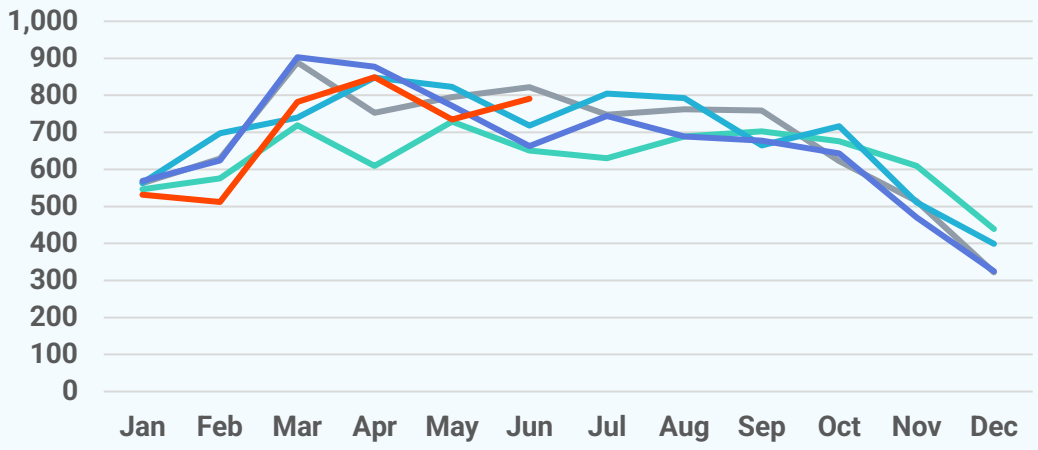
New Listings

2026 2025 2024 2023 2022

791
June 2026

+19.3%
Jun '26 vs. Jun '25
(Jun '25: 663)

+7.6%
Jun '26 vs. May '26
(May '26: 735)



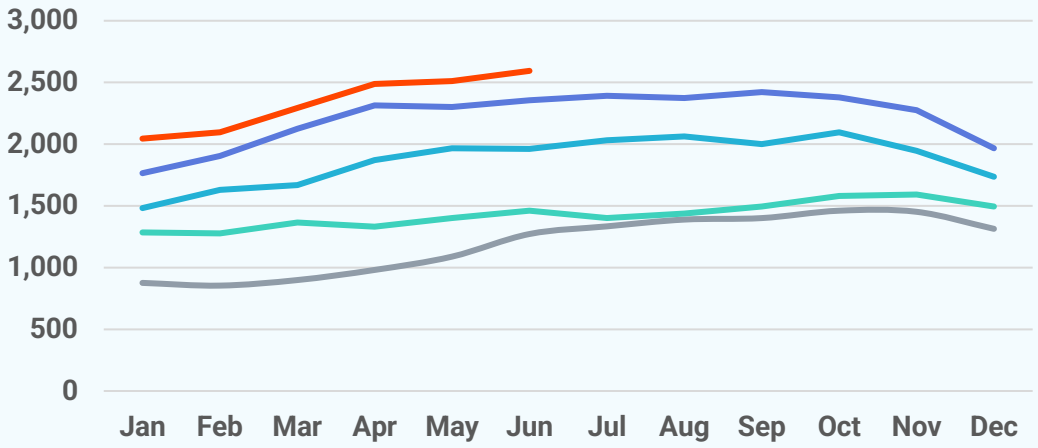
Active Listings

2026 2025 2024 2023 2022

2,594
June 2026

+10.1%
Jun '26 vs. Jun '25
(Jun '25: 2,355)

+3.3%
Jun '26 vs. May '26
(May '26: 2,511)



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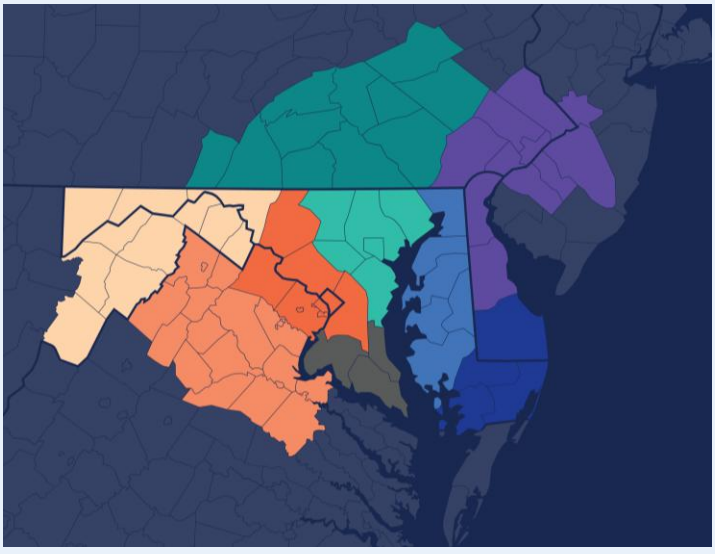


DelMar Coastal

June 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2026

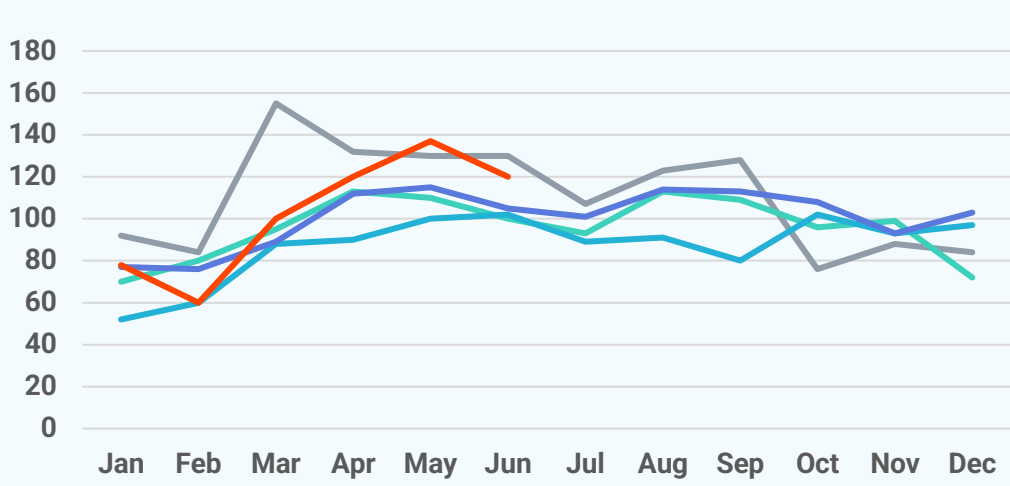
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	120	105	+14.3%
Median Sold Price	$412,000	$461,204	-10.7%
Median Days on Market	43 days	34 days	+9 days
New Pending Sales	103	99	+4.0%
New Listings	133	112	+18.8%
Active Listings	486	461	+5.4%
Months of Supply	4.50	4.80	-0.30 mos.

Closed Sales

120
June 2026

+14.3%
Jun '26 vs. Jun '25
(Jun '25: 105)

-12.4%
Jun '26 vs. May '26
(May '26: 137)



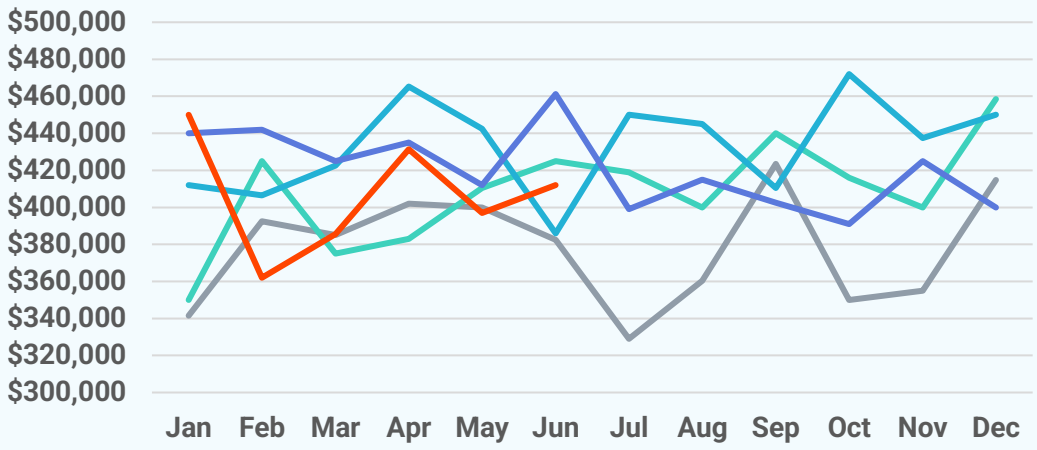
Median Sold Price

2026 2025 2024 2023 2022

$412,000
June 2026

-10.7%
Jun '26 vs. Jun '25
(Jun '25: $461,204)

+3.8%
Jun '26 vs. May '26
(May '26: $397,000)



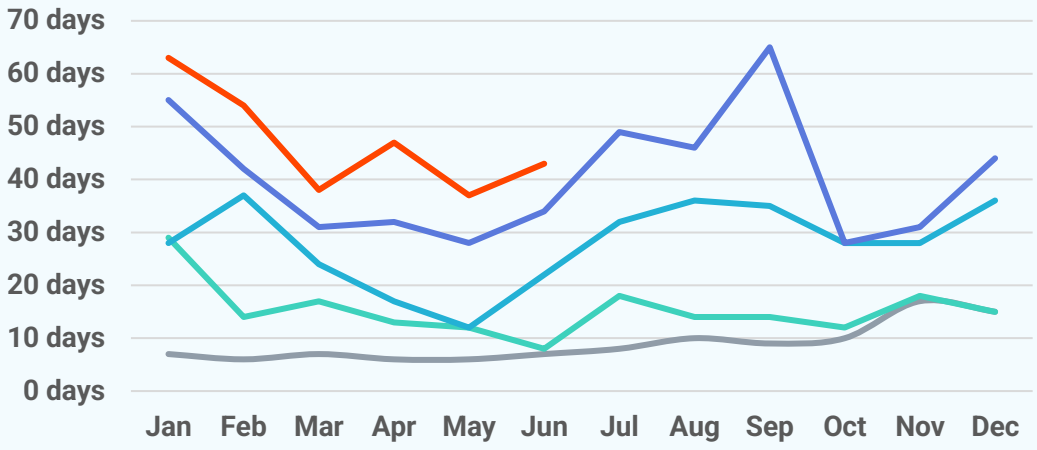
Median Days on Market

2026 2025 2024 2023 2022

43 days
June 2026

+9 days
Jun '26 vs. Jun '25
(Jun '25: 34 days)

+6 days
Jun '26 vs. May '26
(May '26: 37 days)



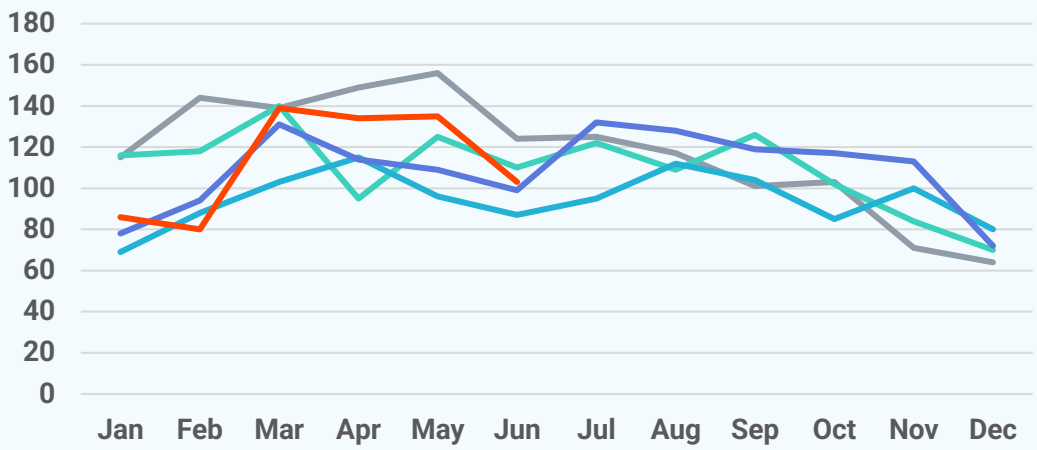
New Pending Sales

2026 2025 2024 2023 2022

103
June 2026

+4.0%
Jun '26 vs. Jun '25
(Jun '25: 99)

-23.7%
Jun '26 vs. May '26
(May '26: 135)



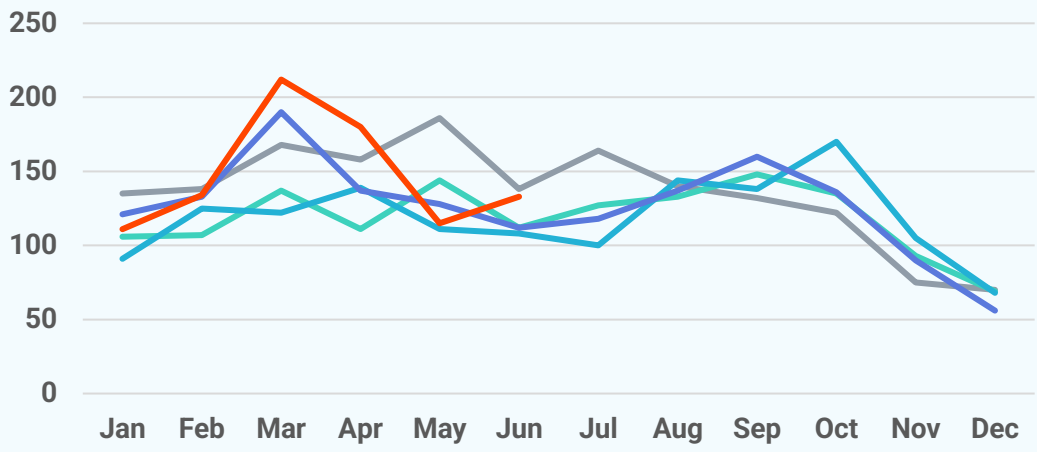
New Listings

2026 2025 2024 2023 2022

133
June 2026

+18.8%
Jun '26 vs. Jun '25
(Jun '25: 112)

+15.7%
Jun '26 vs. May '26
(May '26: 115)



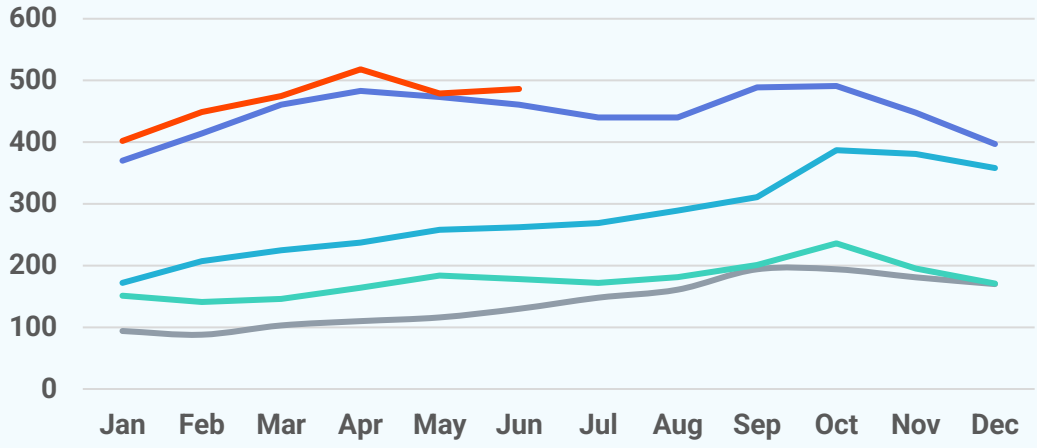
Active Listings

2026 2025 2024 2023 2022

486
June 2026

+5.4%
Jun '26 vs. Jun '25
(Jun '25: 461)

+1.5%
Jun '26 vs. May '26
(May '26: 479)



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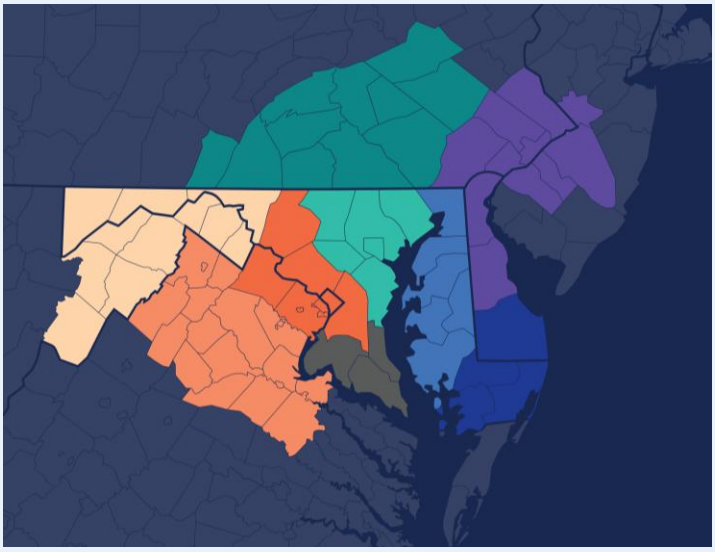


DelMar Coastal

June 2026 Condos Report

Prepared by Bright Research

Data as of July 7, 2026

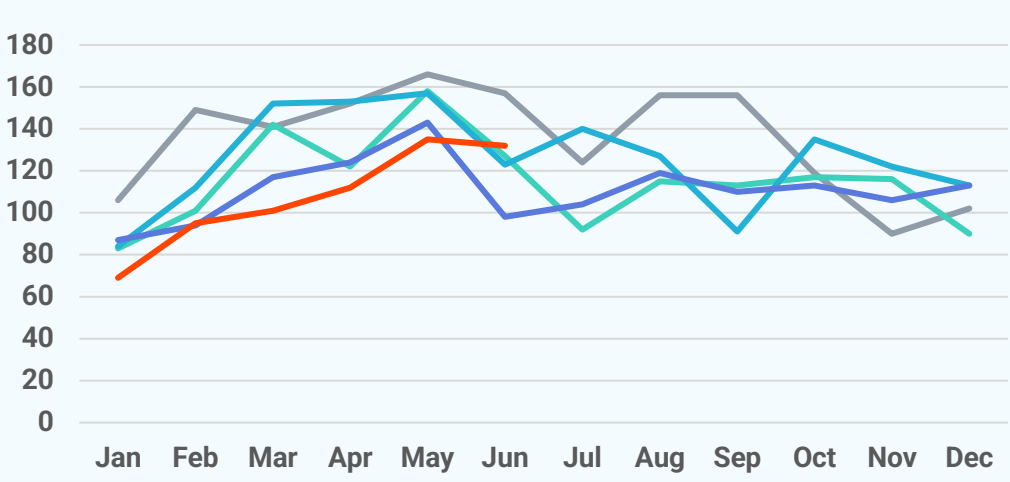
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	132	98	+34.7%
Median Sold Price	$443,750	$430,000	+3.2%
Median Days on Market	41 days	60 days	-19 days
New Pending Sales	97	125	-22.4%
New Listings	134	99	+35.4%
Active Listings	619	545	+13.6%
Months of Supply	5.43	4.47	+0.96 mos.

Closed Sales

132
June 2026

+34.7%
Jun '26 vs. Jun '25
(Jun '25: 98)

-2.2%
Jun '26 vs. May '26
(May '26: 135)



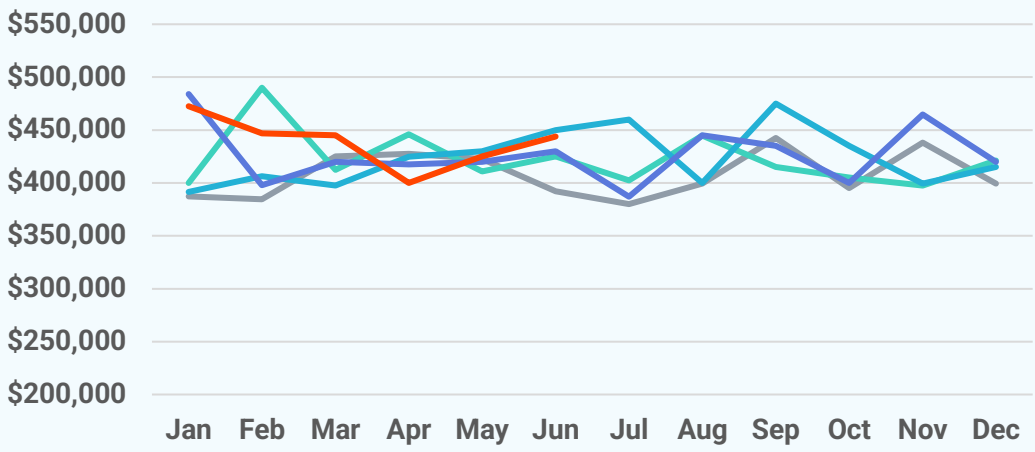
Median Sold Price

2026 2025 2024 2023 2022

$443,750
June 2026

+3.2%
Jun '26 vs. Jun '25
(Jun '25: $430,000)

+4.4%
Jun '26 vs. May '26
(May '26: $425,000)



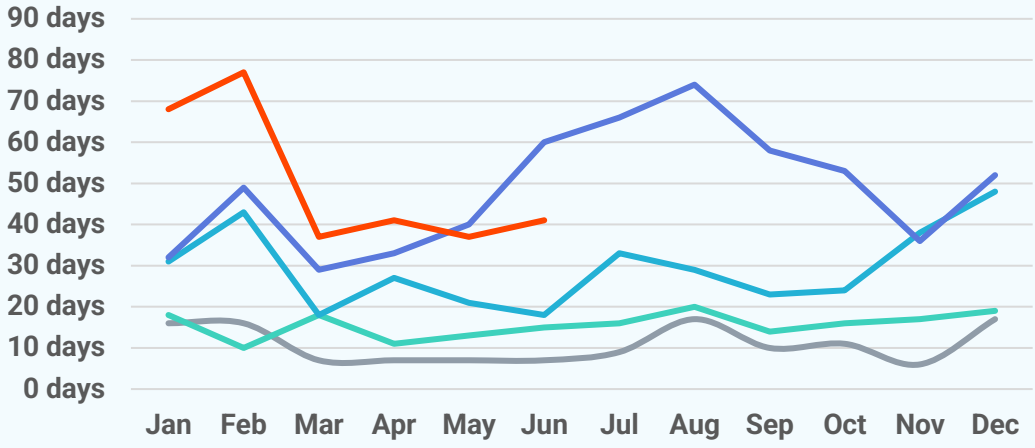
Median Days on Market

2026 2025 2024 2023 2022

41 days
June 2026

-19 days
Jun '26 vs. Jun '25
(Jun '25: 60 days)

+4 days
Jun '26 vs. May '26
(May '26: 37 days)



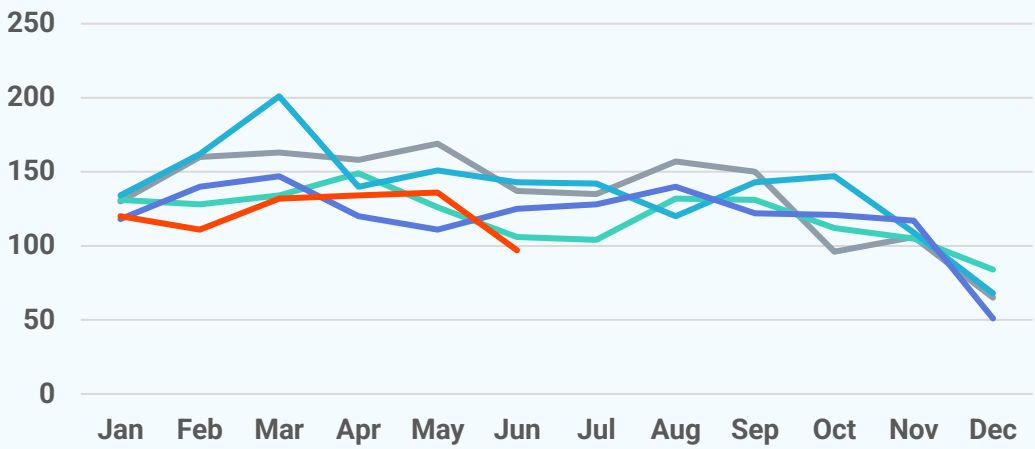
New Pending Sales

2026 2025 2024 2023 2022

97
June 2026

-22.4%
Jun '26 vs. Jun '25
(Jun '25: 125)

-28.7%
Jun '26 vs. May '26
(May '26: 136)



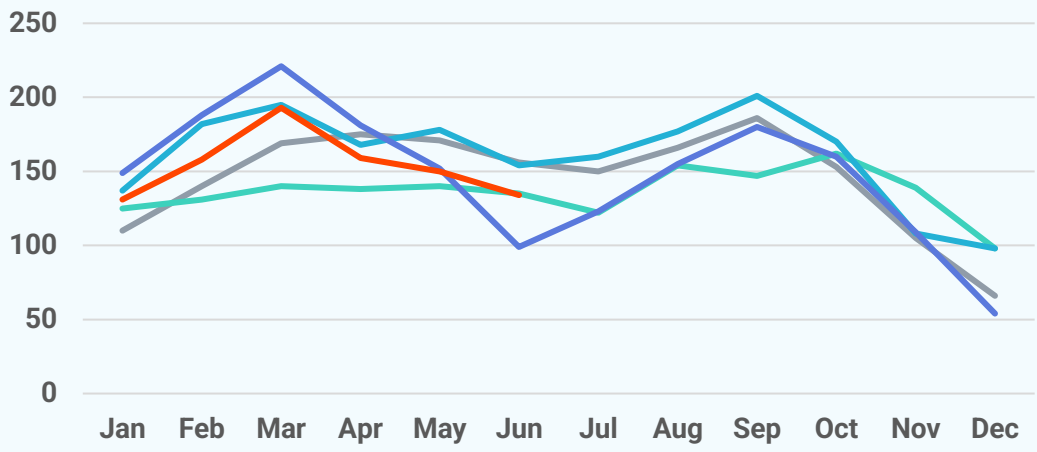
New Listings

2026 2025 2024 2023 2022

134
June 2026

+35.4%
Jun '26 vs. Jun '25
(Jun '25: 99)

-10.7%
Jun '26 vs. May '26
(May '26: 150)



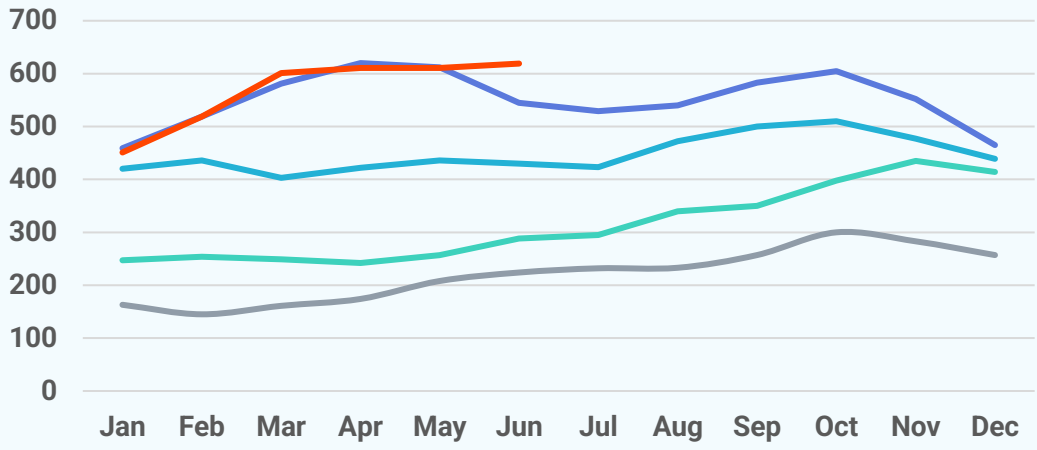
Active Listings

2026 2025 2024 2023 2022

619
June 2026

+13.6%
Jun '26 vs. Jun '25
(Jun '25: 545)

+1.3%
Jun '26 vs. May '26
(May '26: 611)



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