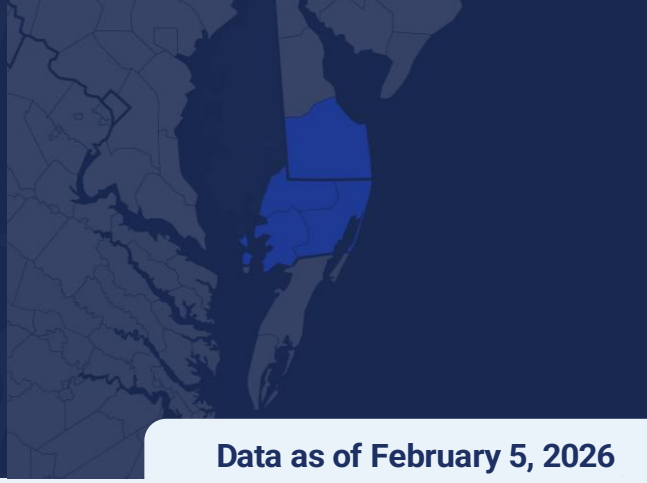
Del/Mar Coastal

January 2026 Housing Market Report

Prepared by Bright Research



Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	514	555	-7.4%	514	555	-7.4%
Median Sold Price	$410,000	$421,900	-2.8%	$410,000	$421,900	-2.8%
Median Days on Market	61 days	41 days	+20 days	61 days	41 days	+20 days
New Pending Sales	651	676	-3.7%	651	676	-3.7%
New Listings	775	839	-7.6%	775	839	-7.6%
Active Listings	2,898	2,594	+11.7%	2,898	2,594	+11.7%
Months of Supply	3.76	3.31	+0.45 mos.	3.76	3.31	+0.45 mos.
Showings	8,726	7,556	+15.5%	8,726	7,556	+15.5%

Housing Market Trends

A slower, more balanced market in the Del/Mar Coastal region. Closed sales started out 2026 lower than what occurred in January 2025, down 7.4%. However, the bigger difference was not the number of closed sales but their timing. In January 2025 closed sales were typically on the market 41 days. In January 2026, the time on market was nearly three weeks longer. The length of time on the market is more reminiscent of 2019 as the market heads towards balance.

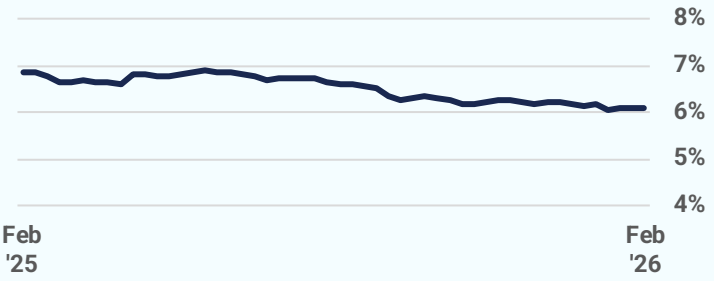
The median price was lower in January 2026 than January 2025. Both Wicomico and Worchester counties had lower median sold prices while Somerset and Sussex prices remained above last year.

Buyers and sellers are starting the year slower. Both new pending sales (-3.7%) and new listings (-7.6%) were down in January 2026 compared to January 2025. Wicomico county had a better January than the other counties with closed sales increasing 7.0%, new pending sales up 24.3% and an 8.2% gain for new listings.

Market Outlook

Del/Mar Coastal sellers were more active than buyers in January with more listings coming onto the market than moving off. The market is progressing toward balance and that will continue into the spring. Time on market will speed up seasonally but the pace will likely be more leisurely than the past few years. Buyers will have some leverage, and negotiation will be key for both sides.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

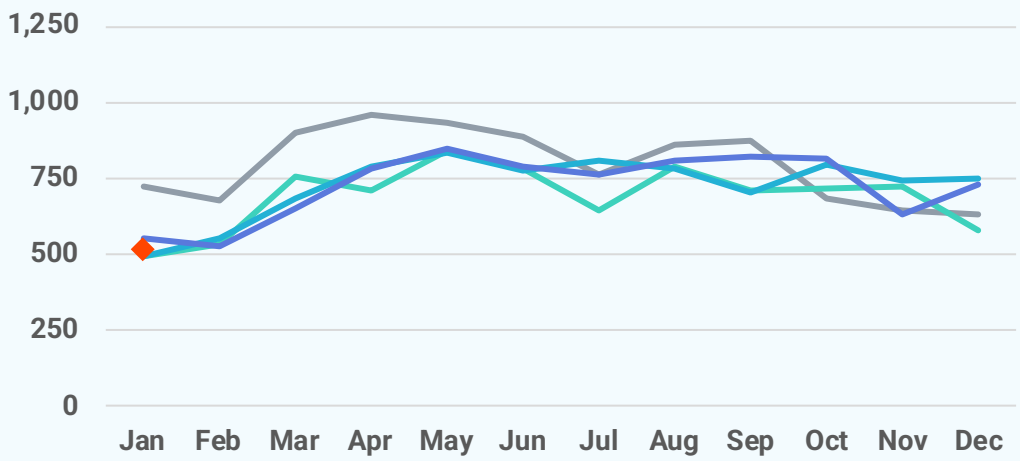
Closed Sales

2026 2025 2024 2023 2022

514
January 2026

-7.4%
Jan '26 vs. Jan '25
(Jan '25: 555)

-29.6%
Jan '26 vs. Dec '25
(Dec '25: 730)



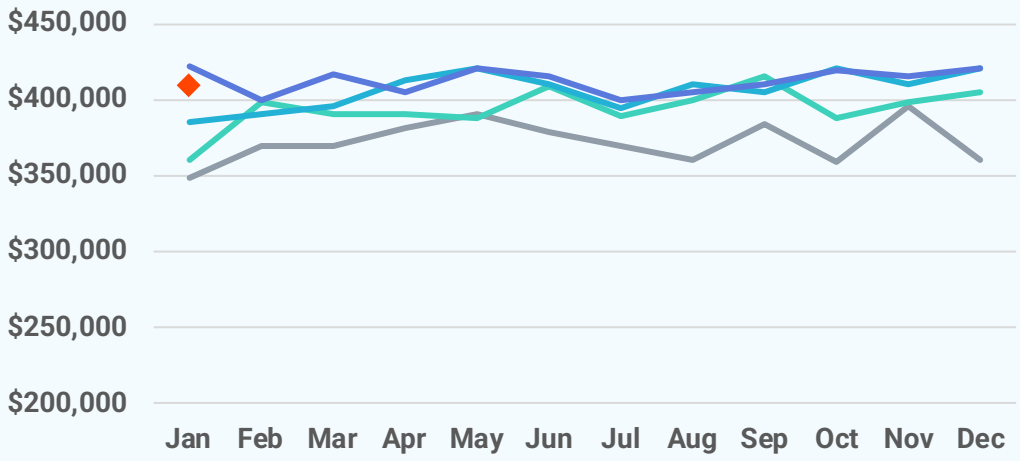
Median Sold Price

2026 2025 2024 2023 2022

$410,000
January 2026

-2.8%
Jan '26 vs. Jan '25
(Jan '25: $421,900)

-2.4%
Jan '26 vs. Dec '25
(Dec '25: $420,000)



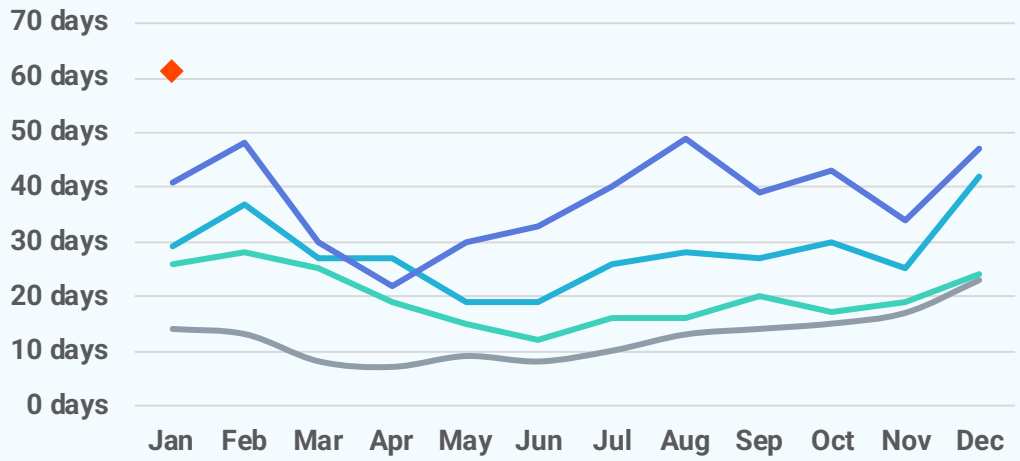
Median Days on Market

2026 2025 2024 2023 2022

61 days
January 2026

+20 days
Jan '26 vs. Jan '25
(Jan '25: 41 days)

+14 days
Jan '26 vs. Dec '25
(Dec '25: 47 days)



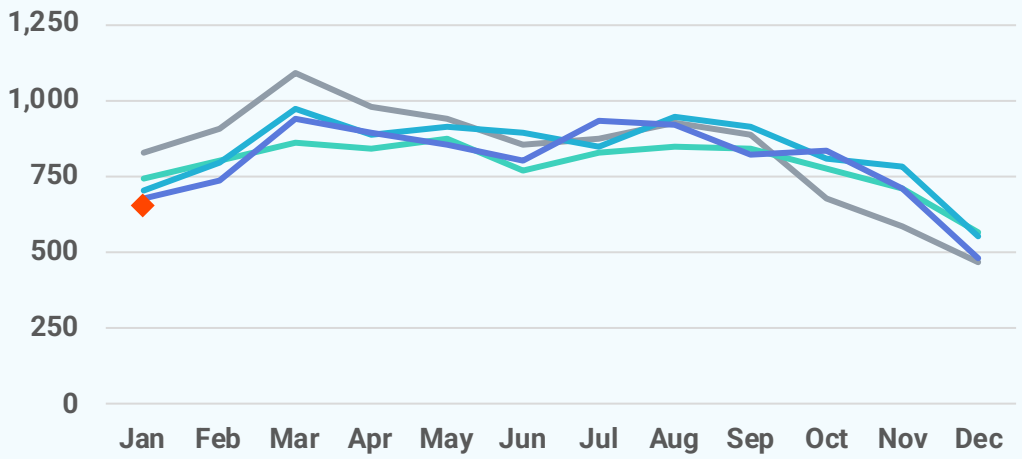
New Pending Sales

2026 2025 2024 2023 2022

651
January 2026

-3.7%
Jan '26 vs. Jan '25
(Jan '25: 676)

+35.3%
Jan '26 vs. Dec '25
(Dec '25: 481)



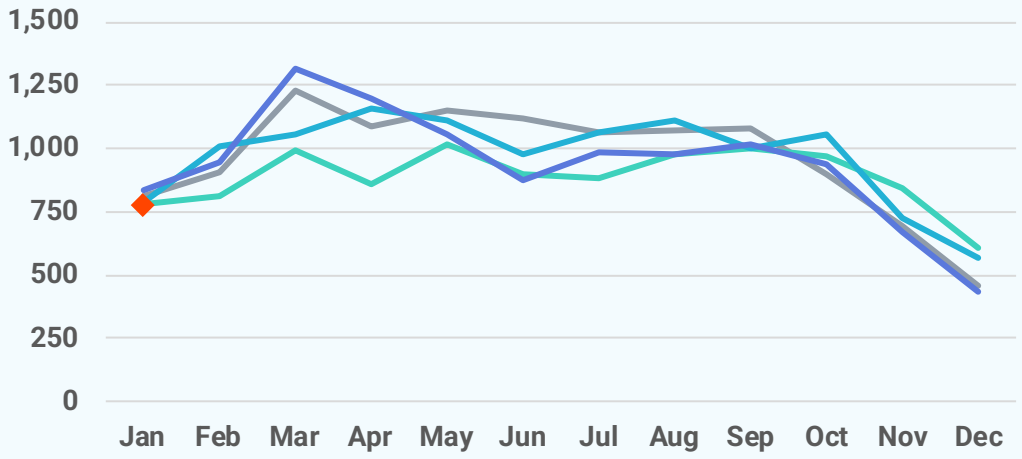
New Listings

2026 2025 2024 2023 2022

775
January 2026

-7.6%
Jan '26 vs. Jan '25
(Jan '25: 839)

+78.2%
Jan '26 vs. Dec '25
(Dec '25: 435)



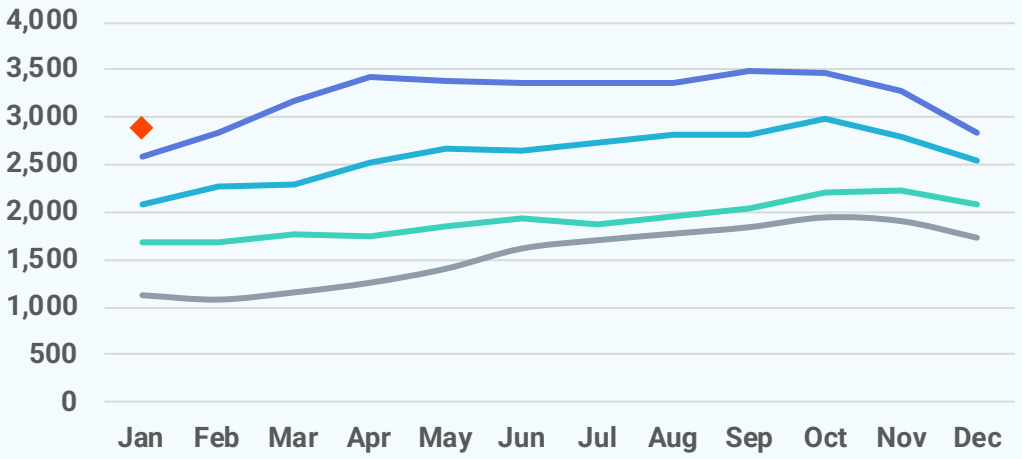
Active Listings

2026 2025 2024 2023 2022

2,898
January 2026

+11.7%
Jan '26 vs. Jan '25
(Jan '25: 2,594)

+2.5%
Jan '26 vs. Dec '25
(Dec '25: 2,828)



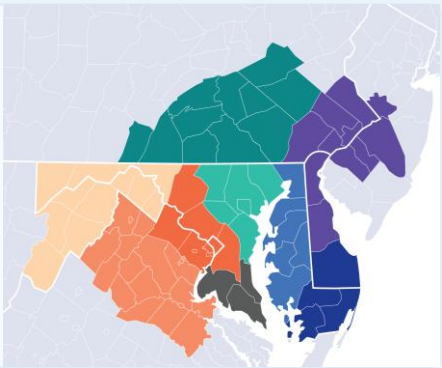
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Del/Mar Coastal	514	-7.4%	$410,000	-2.8%	61 days	+20 days
Somerset County, MD	17	-15.0%	$249,900	+31.5%	85 days	+56 days
Sussex County, DE	312	-7.7%	$480,000	+2.2%	72 days	+29 days
Wicomico County, MD	76	+7.0%	$264,500	-6.3%	48 days	+14 days
Worcester County, MD	109	-13.5%	$407,500	-8.7%	47 days	+8 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Del/Mar Coastal	651	-3.7%	775	-7.6%	8,726	+15.5%
Somerset County, MD	23	+35.3%	25	+66.7%	233	+12.0%
Sussex County, DE	402	-6.7%	500	-5.5%	5,255	+16.9%
Wicomico County, MD	92	+24.3%	92	+8.2%	1,255	+14.4%
Worcester County, MD	134	-13.0%	158	-24.8%	1,983	+12.9%

Local Markets	Active Listings		Months of Supply	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Del/Mar Coastal	2,898	+11.7%	3.76	+0.45 months
Somerset County, MD	98	-4.9%	4.90	-0.25 months
Sussex County, DE	1,863	+10.9%	3.73	+0.37 months
Wicomico County, MD	291	+34.7%	3.31	+0.96 months
Worcester County, MD	646	+8.6%	3.96	+0.46 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

January 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	367	391	-6.1%
Median Sold Price	$391,000	$398,495	-1.9%
Median Days on Market	59 days	40 days	+19 days
New Pending Sales	445	480	-7.3%
New Listings	532	569	-6.5%
Active Listings	2,045	1,765	+15.9%
Months of Supply	3.72	3.17	+0.55 mos.

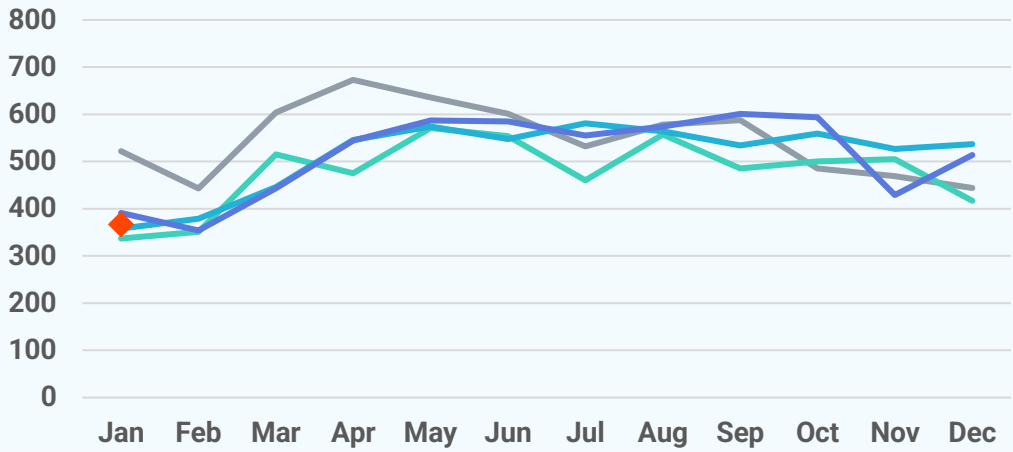
Closed Sales

2026 2025 2024 2023 2022

367
January 2026

-6.1%
Jan '26 vs. Jan '25
(Jan '25: 391)

-28.6%
Jan '26 vs. Dec '25
(Dec '25: 514)



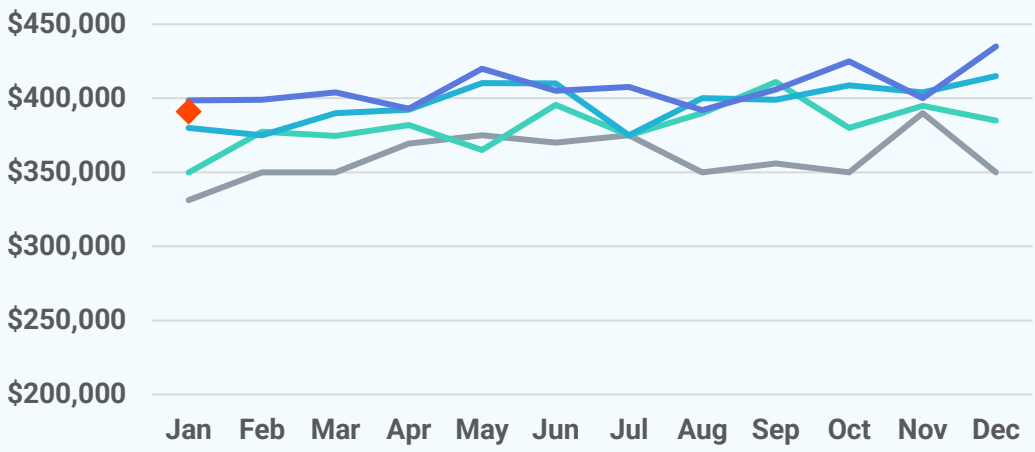
Median Sold Price

2026 2025 2024 2023 2022

$391,000
January 2026

-1.9%
Jan '26 vs. Jan '25
(Jan '25: $398,495)

-10.1%
Jan '26 vs. Dec '25
(Dec '25: $435,000)



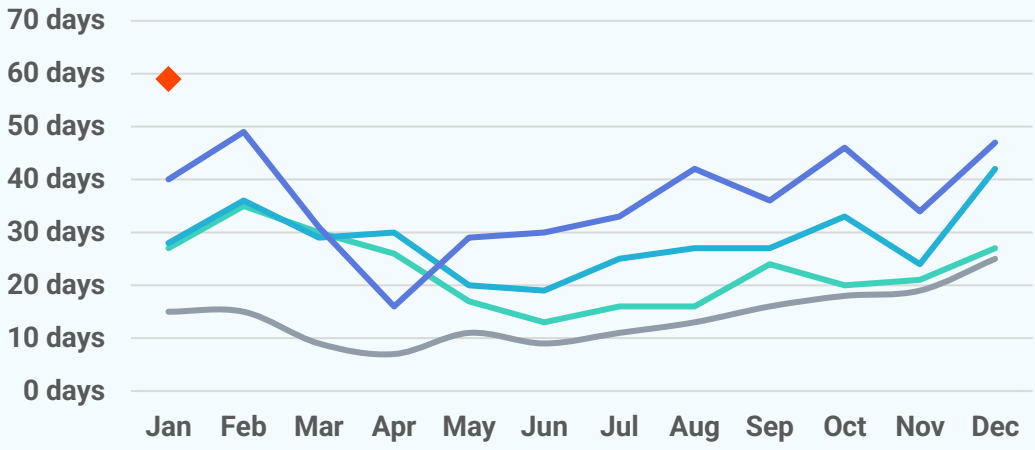
Median Days on Market

2026 2025 2024 2023 2022

59 days
January 2026

+19 days
Jan '26 vs. Jan '25
(Jan '25: 40 days)

+12 days
Jan '26 vs. Dec '25
(Dec '25: 47 days)



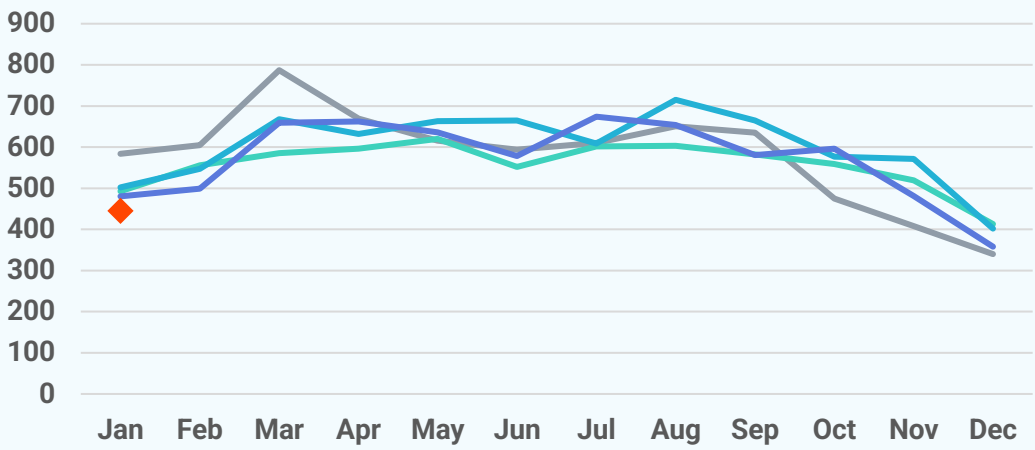
New Pending Sales

2026 2025 2024 2023 2022

445
January 2026

-7.3%
Jan '26 vs. Jan '25
(Jan '25: 480)

+24.3%
Jan '26 vs. Dec '25
(Dec '25: 358)



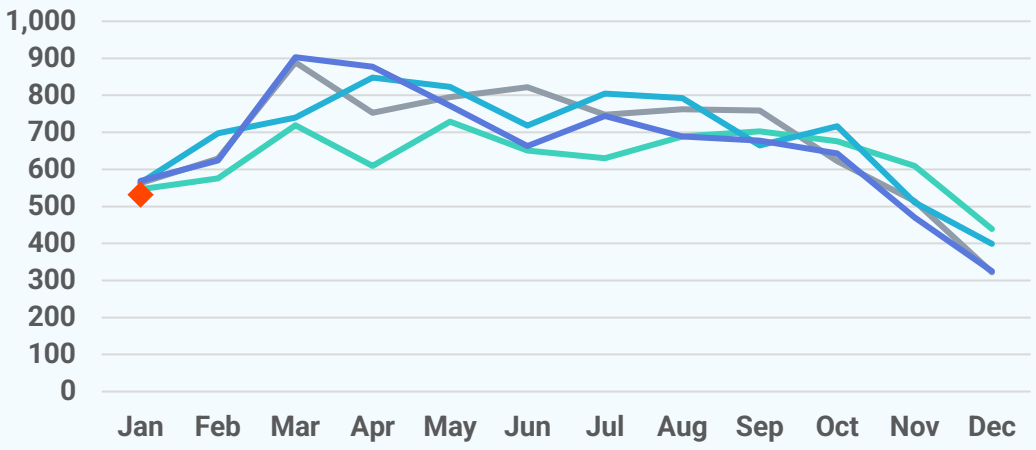
New Listings

2026 2025 2024 2023 2022

532
January 2026

-6.5%
Jan '26 vs. Jan '25
(Jan '25: 569)

+63.7%
Jan '26 vs. Dec '25
(Dec '25: 325)



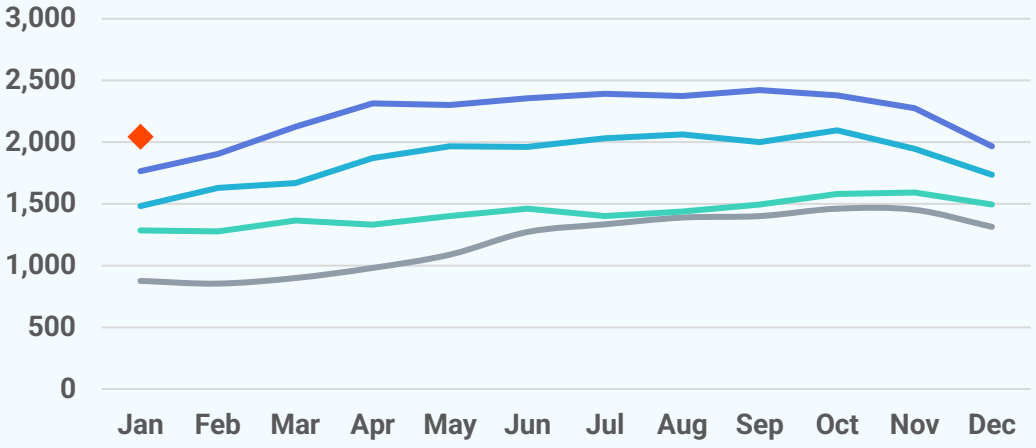
Active Listings

2026 2025 2024 2023 2022

2,045
January 2026

+15.9%
Jan '26 vs. Jan '25
(Jan '25: 1,765)

+4.0%
Jan '26 vs. Dec '25
(Dec '25: 1,966)



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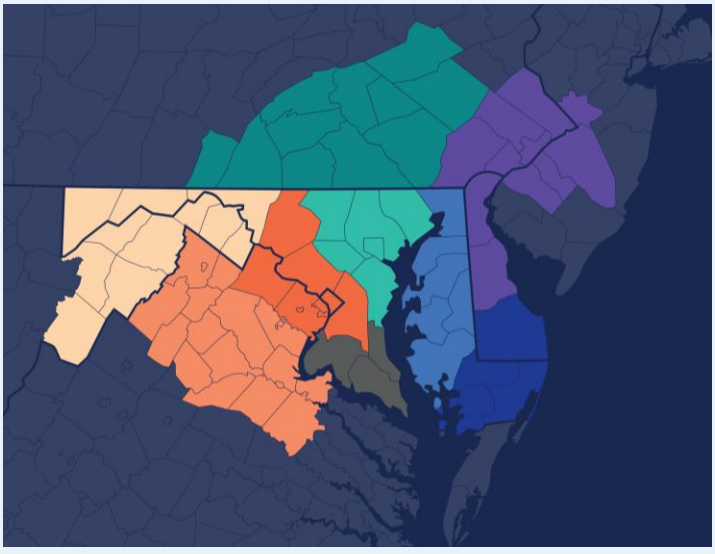


DelMar Coastal

January 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of February 5, 2026

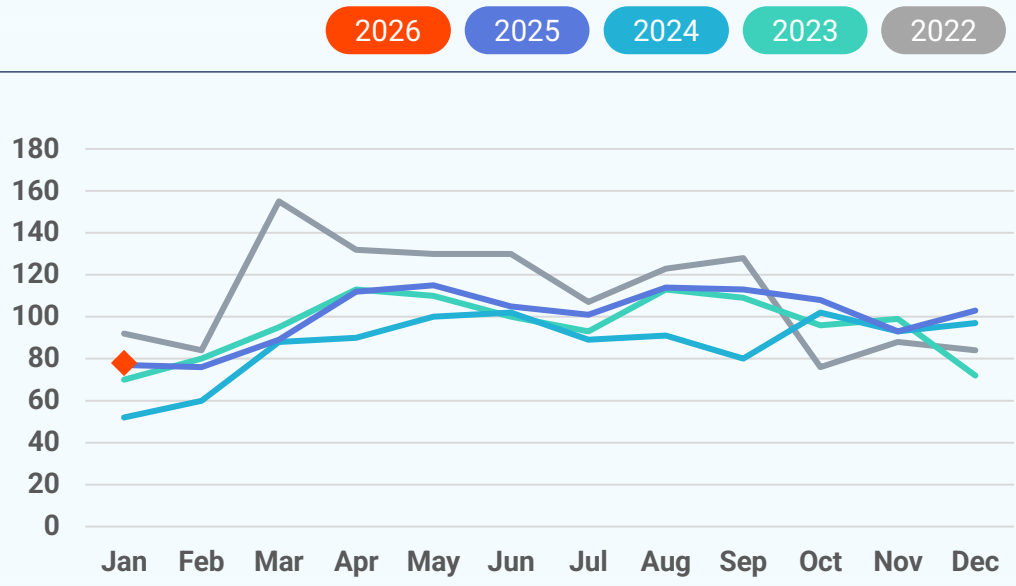
Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	78	77	+1.3%
Median Sold Price	$450,000	$439,995	+2.3%
Median Days on Market	63 days	55 days	+8 days
New Pending Sales	86	78	+10.3%
New Listings	111	121	-8.3%
Active Listings	402	370	+8.6%
Months of Supply	3.79	4.02	-0.23 mos.

Closed Sales

78
January 2026

+1.3%
Jan '26 vs. Jan '25
(Jan '25: 77)

-24.3%
Jan '26 vs. Dec '25
(Dec '25: 103)



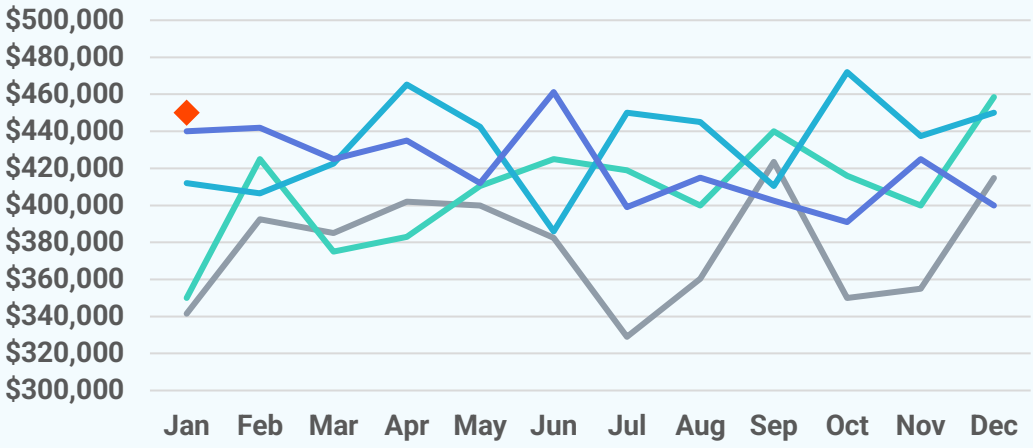
Median Sold Price

2026 2025 2024 2023 2022

$450,000
January 2026

+2.3%
Jan '26 vs. Jan '25
(Jan '25: $439,995)

+12.5%
Jan '26 vs. Dec '25
(Dec '25: $400,000)



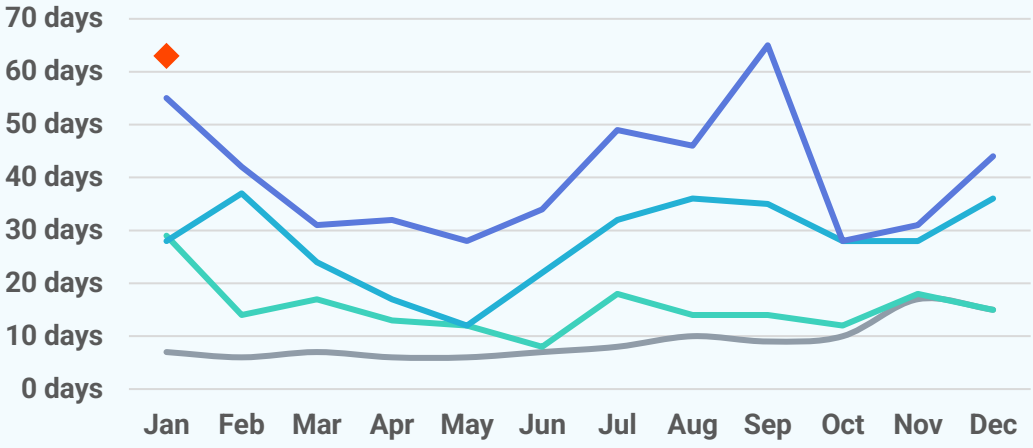
Median Days on Market

2026 2025 2024 2023 2022

63 days
January 2026

+8 days
Jan '26 vs. Jan '25
(Jan '25: 55 days)

+19 days
Jan '26 vs. Dec '25
(Dec '25: 44 days)



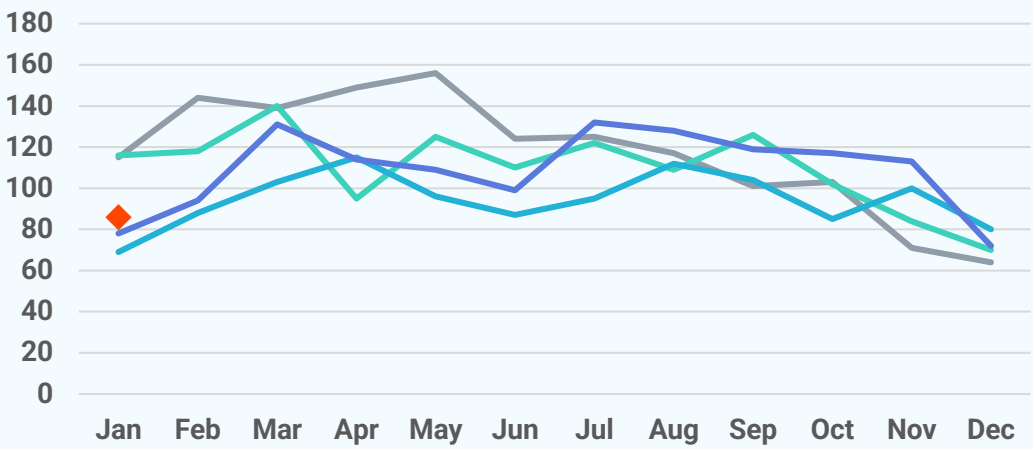
New Pending Sales

2026 2025 2024 2023 2022

86
January 2026

+10.3%
Jan '26 vs. Jan '25
(Jan '25: 78)

+19.4%
Jan '26 vs. Dec '25
(Dec '25: 72)



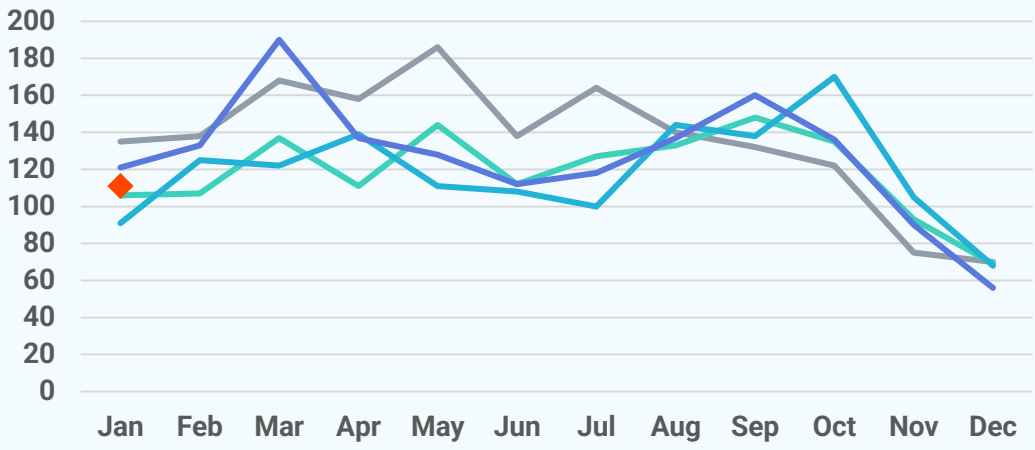
New Listings

2026 2025 2024 2023 2022

111
January 2026

-8.3%
Jan '26 vs. Jan '25
(Jan '25: 121)

+98.2%
Jan '26 vs. Dec '25
(Dec '25: 56)



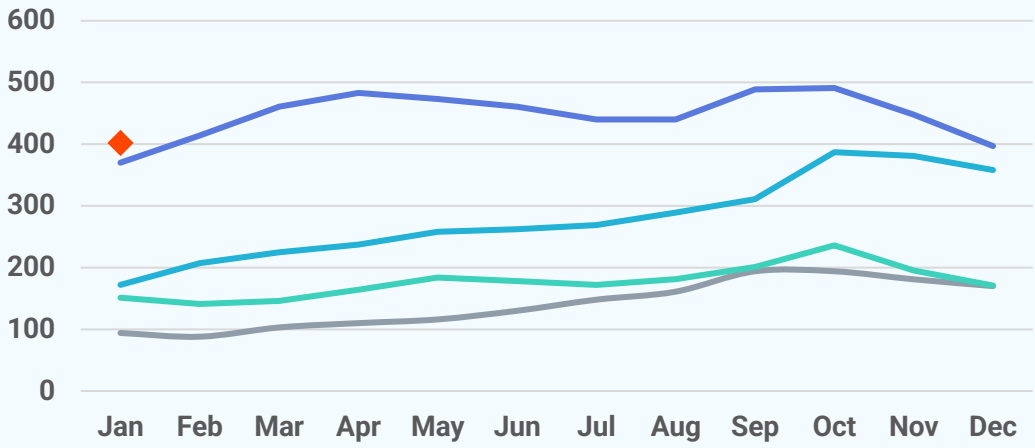
Active Listings

2026 2025 2024 2023 2022

402
January 2026

+8.6%
Jan '26 vs. Jan '25
(Jan '25: 370)

+1.3%
Jan '26 vs. Dec '25
(Dec '25: 397)



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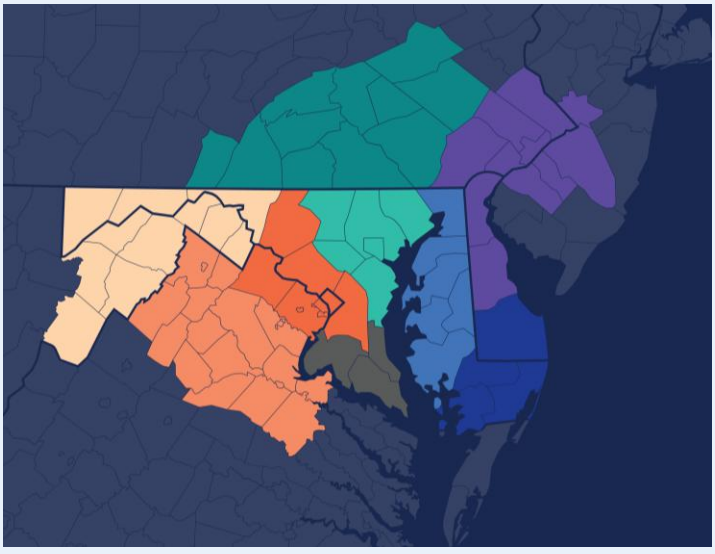


DelMar Coastal

January 2026 Condos Report

Prepared by Bright Research

Data as of February 5, 2026

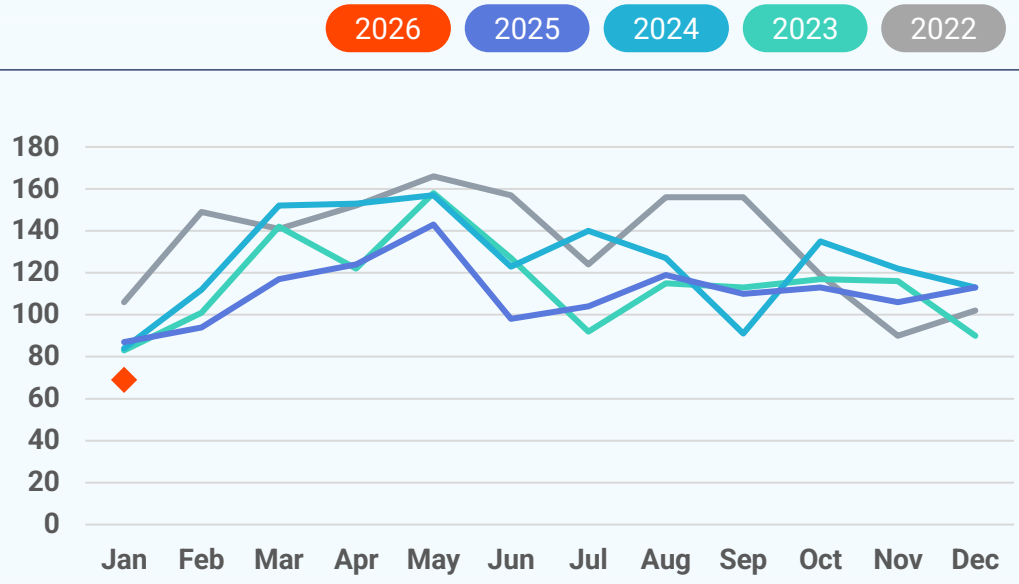
Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	69	87	-20.7%
Median Sold Price	$472,500	$484,000	-2.4%
Median Days on Market	68 days	32 days	+36 days
New Pending Sales	120	118	+1.7%
New Listings	131	149	-12.1%
Active Listings	451	459	-1.7%
Months of Supply	3.92	3.45	+0.47 mos.

Closed Sales

69
January 2026

-20.7%
Jan '26 vs. Jan '25
(Jan '25: 87)

-38.9%
Jan '26 vs. Dec '25
(Dec '25: 113)



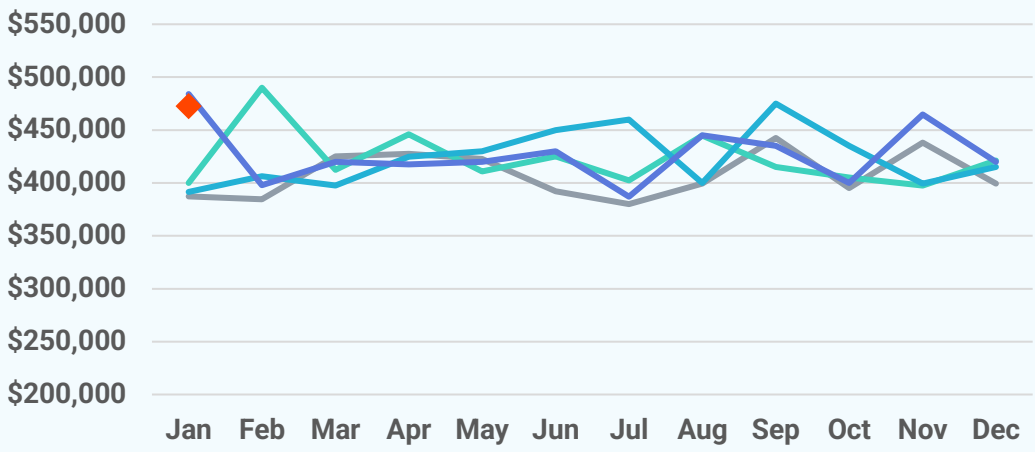
Median Sold Price

2026 2025 2024 2023 2022

$472,500
January 2026

-2.4%
Jan '26 vs. Jan '25
(Jan '25: $484,000)

+12.5%
Jan '26 vs. Dec '25
(Dec '25: $419,899)



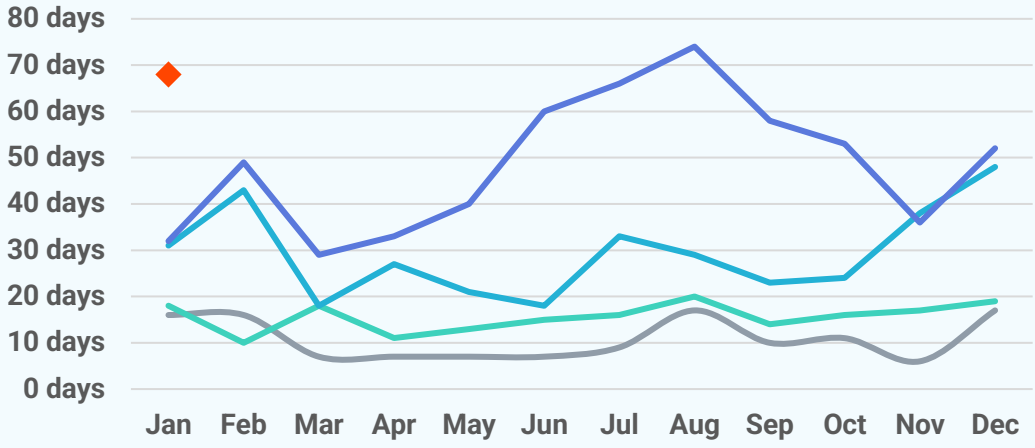
Median Days on Market

2026 2025 2024 2023 2022

68 days
January 2026

+36 days
Jan '26 vs. Jan '25
(Jan '25: 32 days)

+16 days
Jan '26 vs. Dec '25
(Dec '25: 52 days)



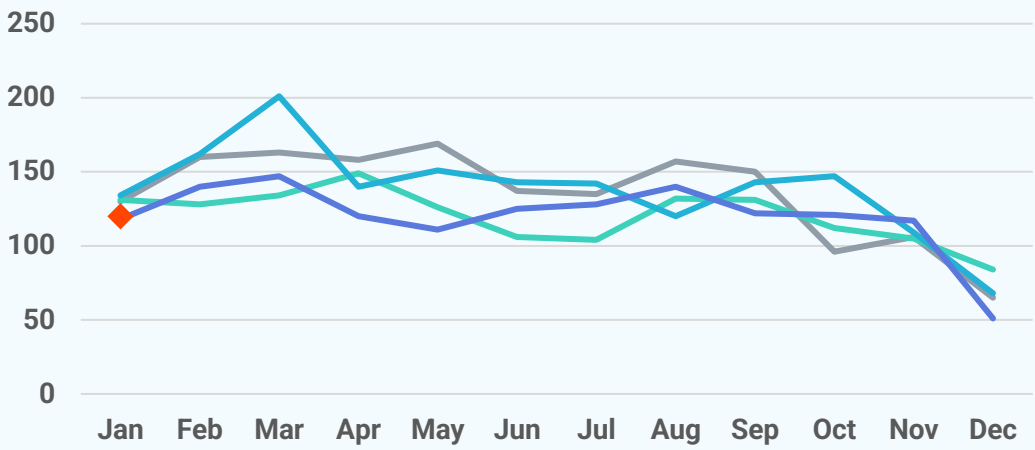
New Pending Sales

2026 2025 2024 2023 2022

120
January 2026

+1.7%
Jan '26 vs. Jan '25
(Jan '25: 118)

+135.3%
Jan '26 vs. Dec '25
(Dec '25: 51)



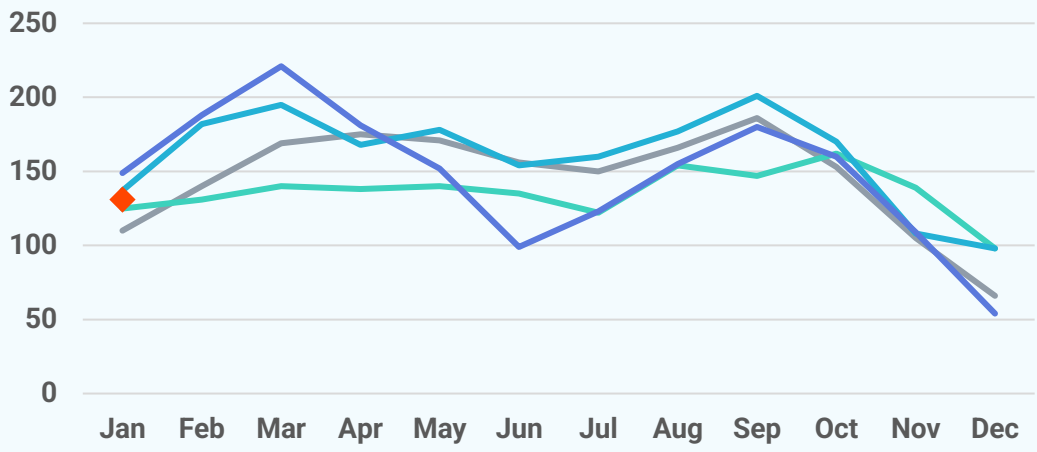
New Listings

2026 2025 2024 2023 2022

131
January 2026

-12.1%
Jan '26 vs. Jan '25
(Jan '25: 149)

+142.6%
Jan '26 vs. Dec '25
(Dec '25: 54)



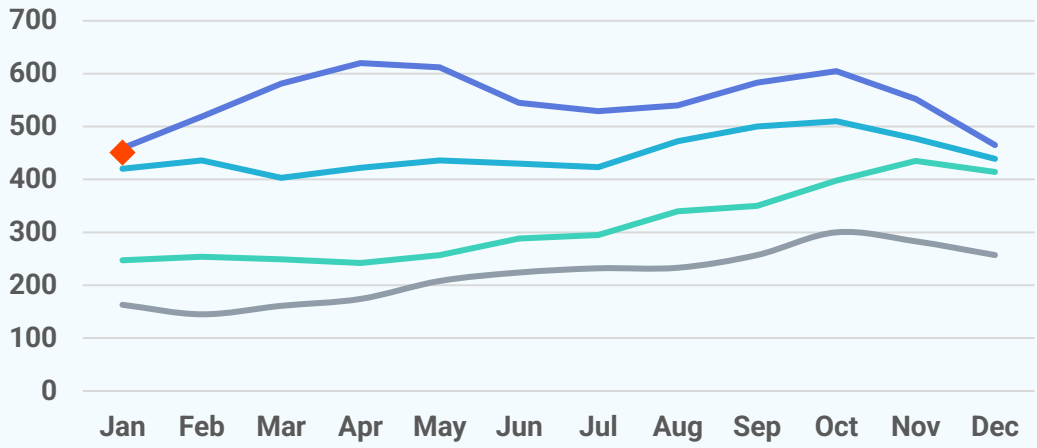
Active Listings

2026 2025 2024 2023 2022

451
January 2026

-1.7%
Jan '26 vs. Jan '25
(Jan '25: 459)

-3.0%
Jan '26 vs. Dec '25
(Dec '25: 465)



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