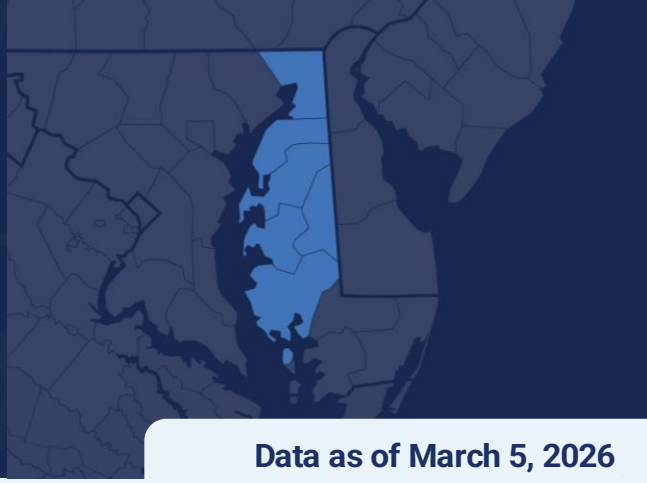
Maryland Eastern Shore

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	222	217	+2.3%	450	424	+6.1%
Median Sold Price	$399,950	$366,000	+9.3%	$385,000	$380,000	+1.3%
Median Days on Market	38 days	36 days	+2 days	39 days	33 days	+6 days
New Pending Sales	263	256	+2.7%	527	499	+5.6%
New Listings	207	298	-30.5%	507	607	-16.5%
Active Listings	863	818	+5.5%	863	818	+5.5%
Months of Supply	2.82	2.65	+0.17 mos.	2.82	2.65	+0.17 mos.
Showings	2,968	3,539	-16.1%	6,065	6,866	-11.7%

Housing Market Trends

Inventory growth weakens as new listing activity stalls. Sellers on the Maryland Eastern Shore haven't been active in 2026. Following lower new listings in January, listing activity in February plummeted compared to last year, down 30.5%.

With sellers holding back, there were just 863 active listings on the market at the end of the month. Inventory typically expands during the spring market. Yet as we enter March, active listings on the Maryland Eastern Shore dropped 3.5% from January to February and were only 5.5% above last year.

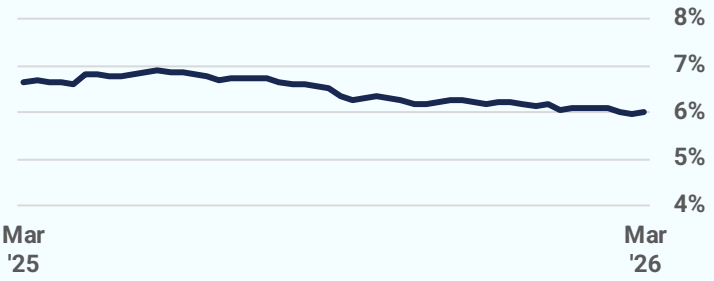
Buyers remain cautious but both closed sales (+2.3%) and new pending sales (+2.7%) were a bit higher in February 2026 than February 2025.

The median price was $399,950 which was a 9.3% year-over-year gain, the fastest appreciation in more than 12 months. Price growth is expected to moderate but if inventory tightens, there could be unexpected pressure.

Market Outlook

The Maryland Eastern Shore had a rough 2025 but early 2026 looks a little better. There are push and pull factors that will impact the spring market. Buyers will likely welcome the lower mortgage rates seen this year. However, fewer sellers in the market could reverse the move toward balance and lead to a restricted supply and increased competition.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

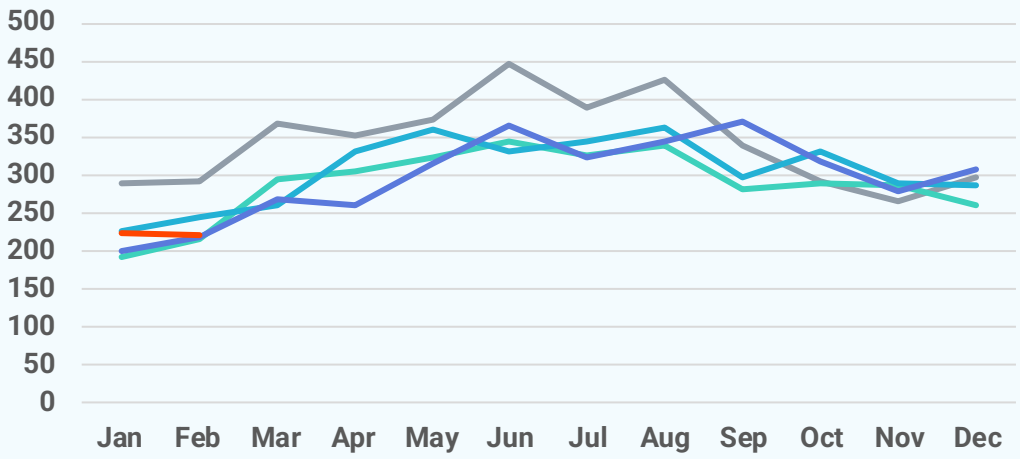
Closed Sales

2026 2025 2024 2023 2022

222
February 2026

+2.3%
Feb '26 vs. Feb '25
(Feb '25: 217)

-0.4%
Feb '26 vs. Jan '26
(Jan '26: 223)



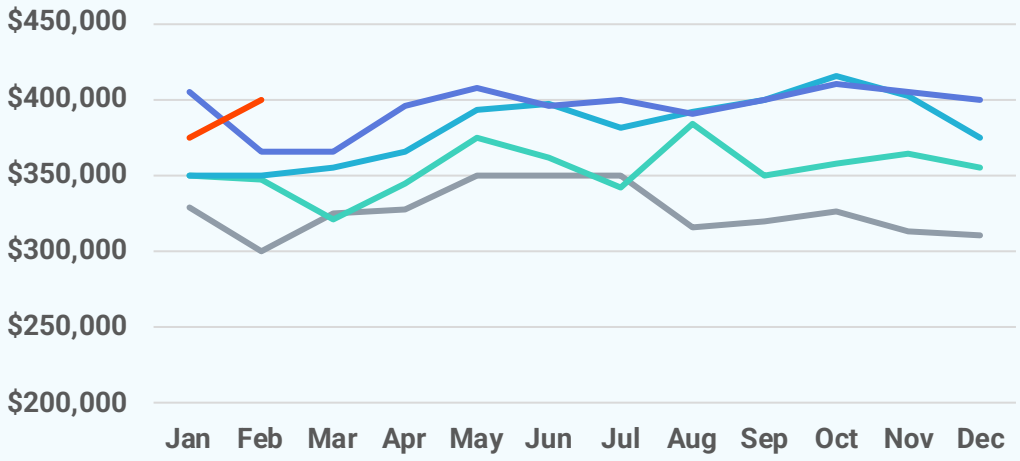
Median Sold Price

2026 2025 2024 2023 2022

$399,950
February 2026

+9.3%
Feb '26 vs. Feb '25
(Feb '25: $366,000)

+6.7%
Feb '26 vs. Jan '26
(Jan '26: $375,000)



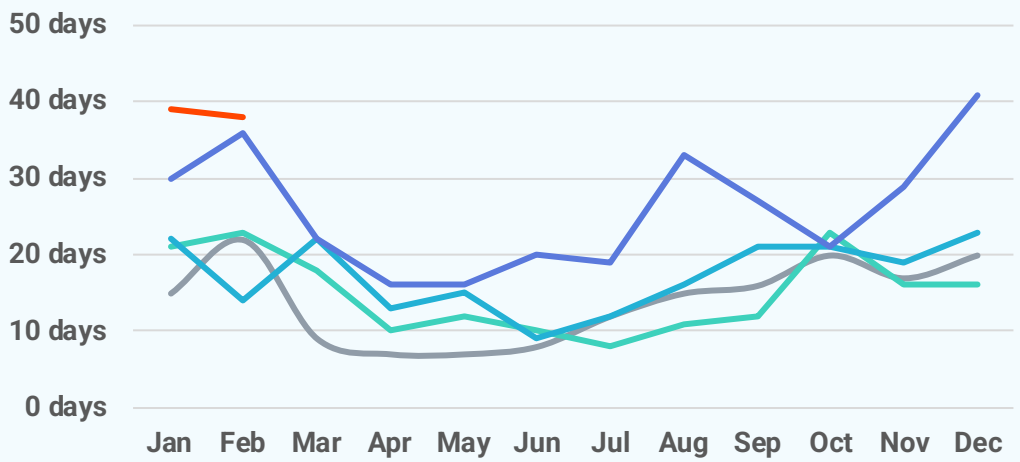
Median Days on Market

2026 2025 2024 2023 2022

38 days
February 2026

+2 days
Feb '26 vs. Feb '25
(Feb '25: 36 days)

-1 day
Feb '26 vs. Jan '26
(Jan '26: 39 days)



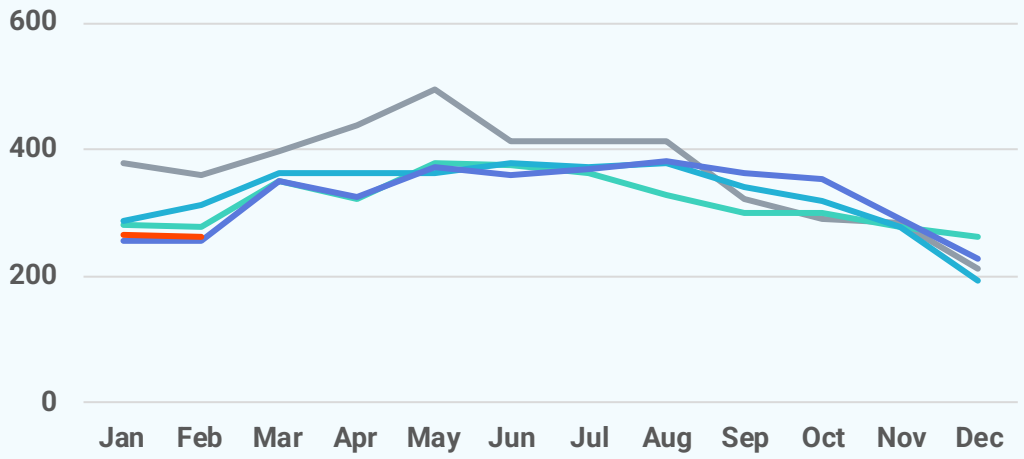
New Pending Sales

2026 2025 2024 2023 2022

263
February 2026

+2.7%
Feb '26 vs. Feb '25
(Feb '25: 256)

-1.1%
Feb '26 vs. Jan '26
(Jan '26: 266)



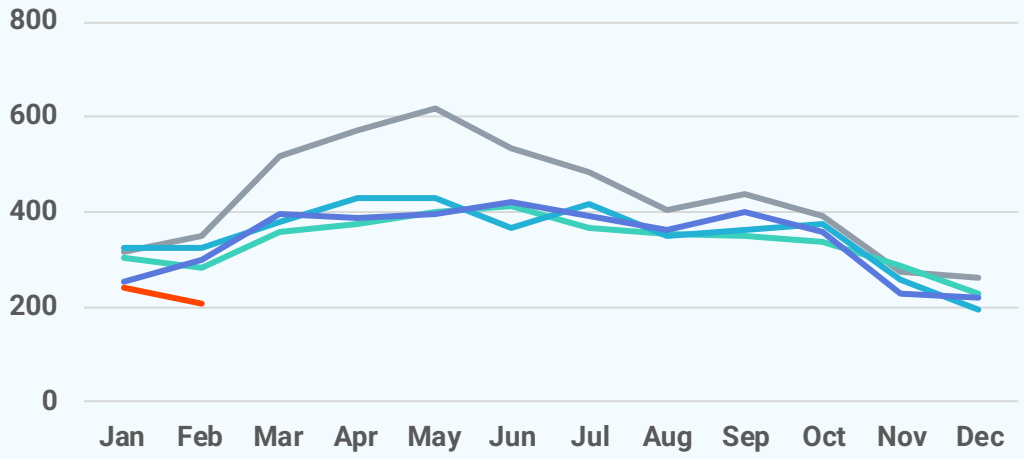
New Listings

2026 2025 2024 2023 2022

207
February 2026

-30.5%
Feb '26 vs. Feb '25
(Feb '25: 298)

-13.0%
Feb '26 vs. Jan '26
(Jan '26: 238)



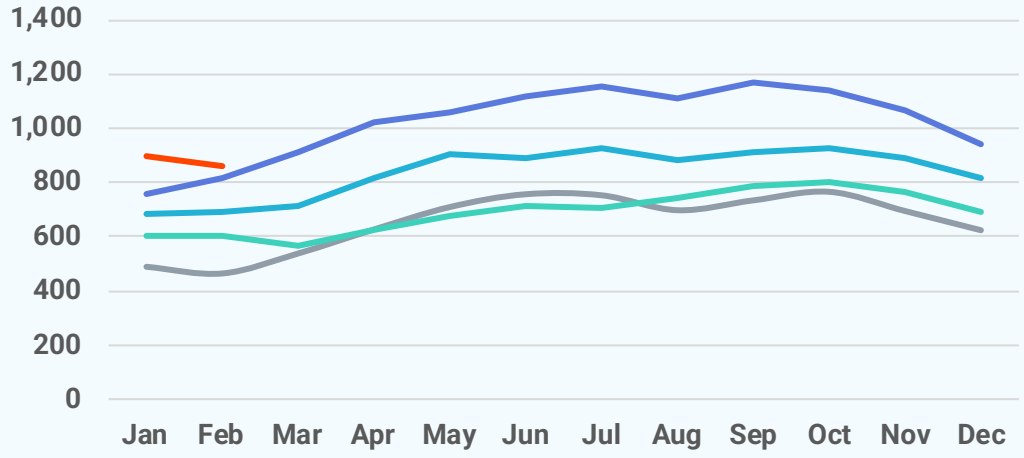
Active Listings

2026 2025 2024 2023 2022

863
February 2026

+5.5%
Feb '26 vs. Feb '25
(Feb '25: 818)

-3.5%
Feb '26 vs. Jan '26
(Jan '26: 894)



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
MD Eastern Shore	222	+2.3%	$399,950	+9.3%	38 days	+2 days
Caroline County, MD	16	-38.5%	$298,495	+12.4%	35 days	-21 days
Cecil County, MD	78	+13.0%	$385,000	+4.9%	18 days	+4 days
Dorchester County, MD	27	-15.6%	$220,000	-12.0%	68 days	-1 day
Kent County, MD	16	+14.3%	$364,900	+13.1%	46 days	-67 days
Queen Anne's County, MD	42	-10.6%	$599,500	+23.6%	34 days	+6 days
Talbot County, MD	43	+48.3%	$464,790	+12.0%	72 days	+35 days

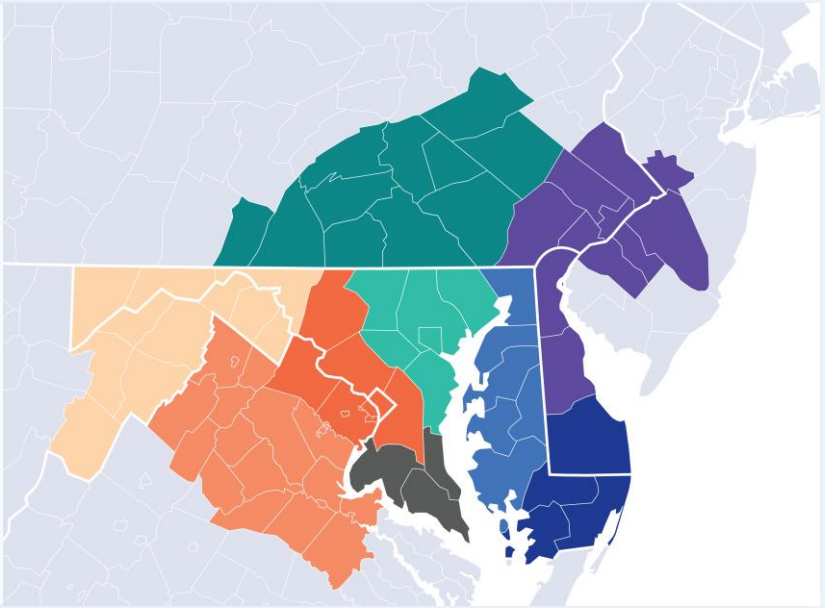
Local Markets	New Pending Sales		New Listings		Showings	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
MD Eastern Shore	263	+2.7%	207	-30.5%	2,968	-16.1%
Caroline County, MD	24	+9.1%	22	-31.3%	388	+20.5%
Cecil County, MD	79	-7.1%	60	-36.8%	991	-23.9%
Dorchester County, MD	39	+44.4%	37	-17.8%	281	-36.4%
Kent County, MD	13	-35.0%	7	-70.8%	180	-17.4%
Queen Anne's County, MD	63	-7.4%	44	-24.1%	716	-9.1%
Talbot County, MD	45	+32.4%	37	-15.9%	412	-11.6%

Local Markets

	Active Listings		Months of Supply	
	Feb '26	vs. Feb '25	Feb '26	vs. Feb '25
MD Eastern Shore	863	+5.5%	2.82	+0.17 months
Caroline County, MD	94	+5.6%	3.13	-0.17 months
Cecil County, MD	179	-7.3%	1.90	-0.24 months
Dorchester County, MD	177	+11.3%	4.66	+1.13 months
Kent County, MD	74	+10.4%	3.22	+0.54 months
Queen Anne's County, MD	150	-4.5%	2.11	-0.07 months
Talbot County, MD	189	+23.5%	3.86	+0.6 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:

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- christy.reap@brightmls.com

Maryland Eastern Shore

February 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of March 5, 2026

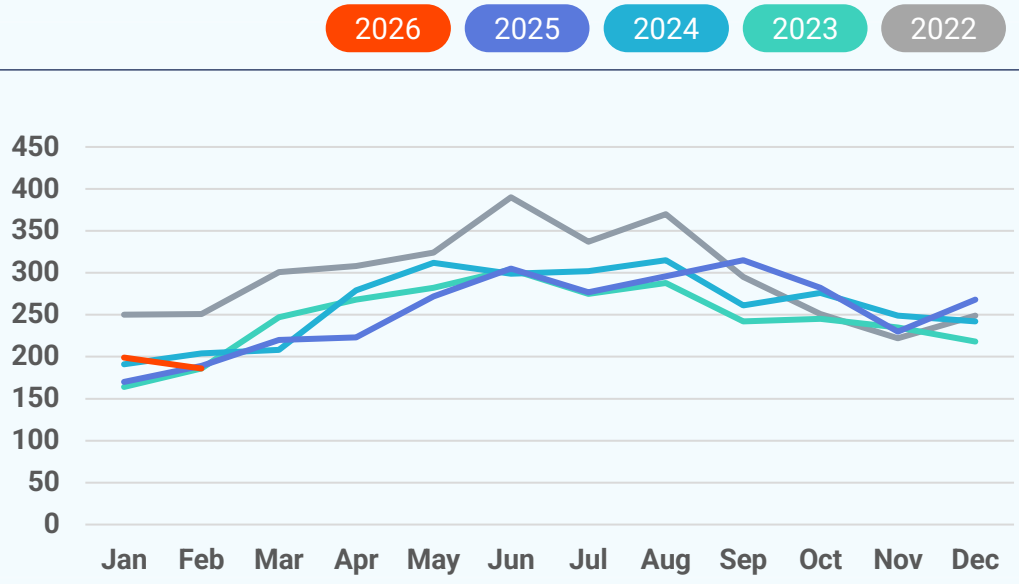
Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	186	189	-1.6%
Median Sold Price	$415,000	$377,500	+9.9%
Median Days on Market	41 days	35 days	+6 days
New Pending Sales	225	216	+4.2%
New Listings	173	256	-32.4%
Active Listings	727	685	+6.1%
Months of Supply	2.79	2.59	+0.20 mos.

Closed Sales

186
February 2026

-1.6%
Feb '26 vs. Feb '25
(Feb '25: 189)

-6.5%
Feb '26 vs. Jan '26
(Jan '26: 199)



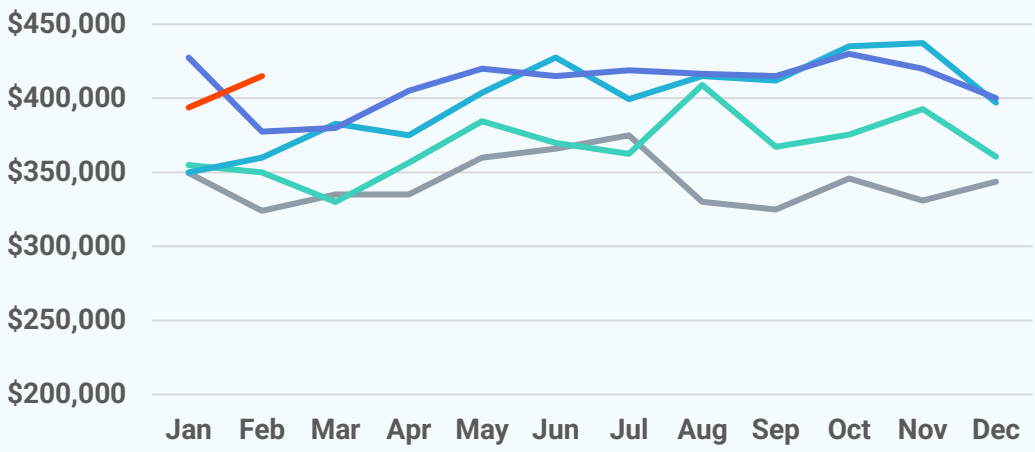
Median Sold Price

2026 2025 2024 2023 2022

$415,000
February 2026

+9.9%
Feb '26 vs. Feb '25
(Feb '25: $377,500)

+5.4%
Feb '26 vs. Jan '26
(Jan '26: $393,750)



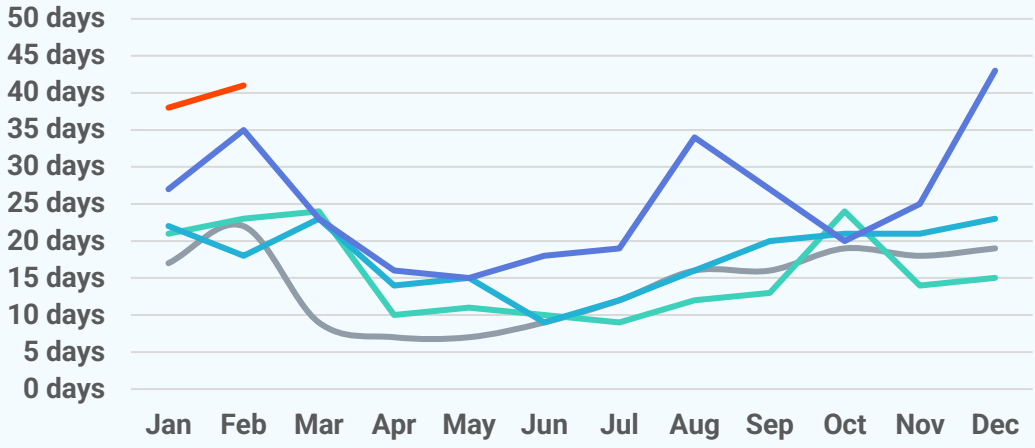
Median Days on Market

2026 2025 2024 2023 2022

41 days
February 2026

+6 days
Feb '26 vs. Feb '25
(Feb '25: 35 days)

+3 days
Feb '26 vs. Jan '26
(Jan '26: 38 days)



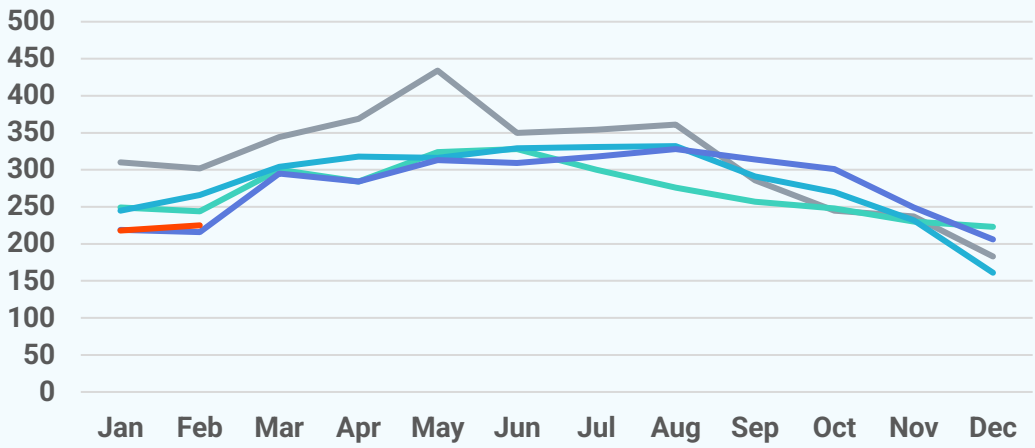
New Pending Sales

2026 2025 2024 2023 2022

225
February 2026

+4.2%
Feb '26 vs. Feb '25
(Feb '25: 216)

+3.2%
Feb '26 vs. Jan '26
(Jan '26: 218)



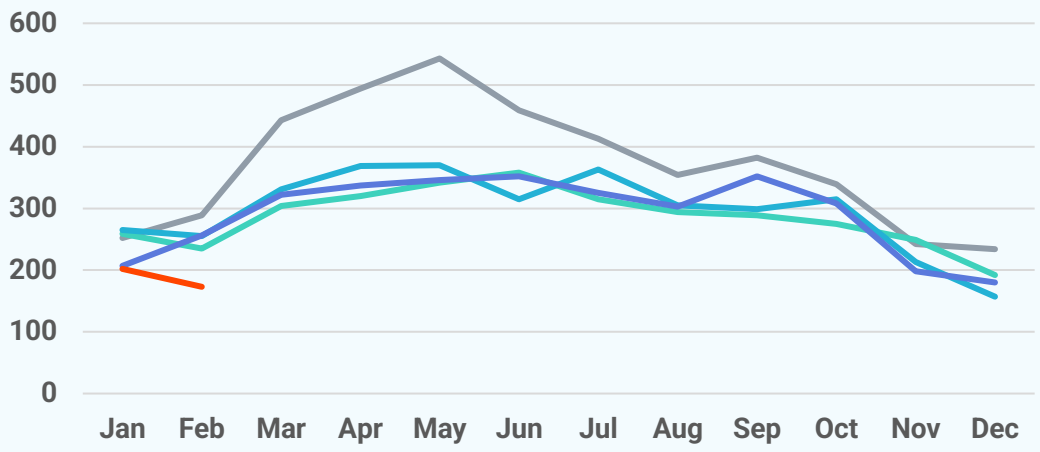
New Listings

2026 2025 2024 2023 2022

173
February 2026

-32.4%
Feb '26 vs. Feb '25
(Feb '25: 256)

-14.4%
Feb '26 vs. Jan '26
(Jan '26: 202)



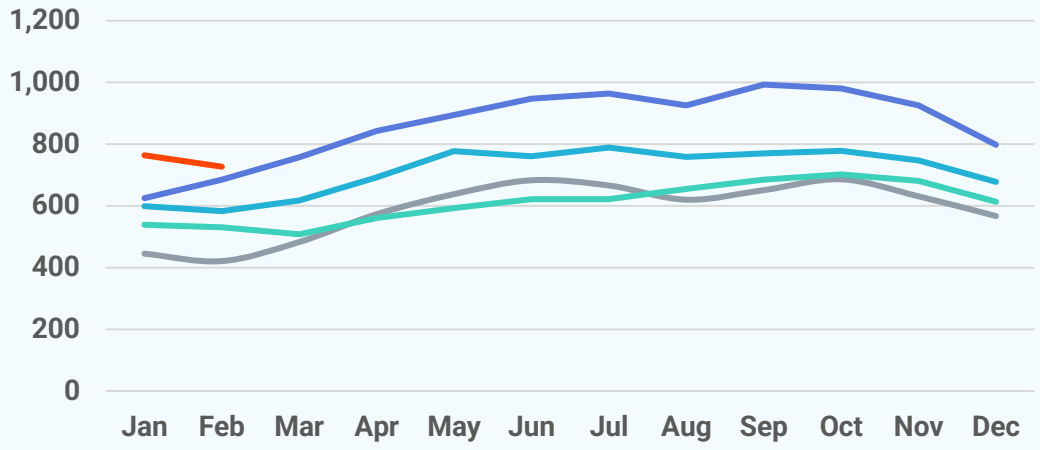
Active Listings

2026 2025 2024 2023 2022

727
February 2026

+6.1%
Feb '26 vs. Feb '25
(Feb '25: 685)

-4.8%
Feb '26 vs. Jan '26
(Jan '26: 764)



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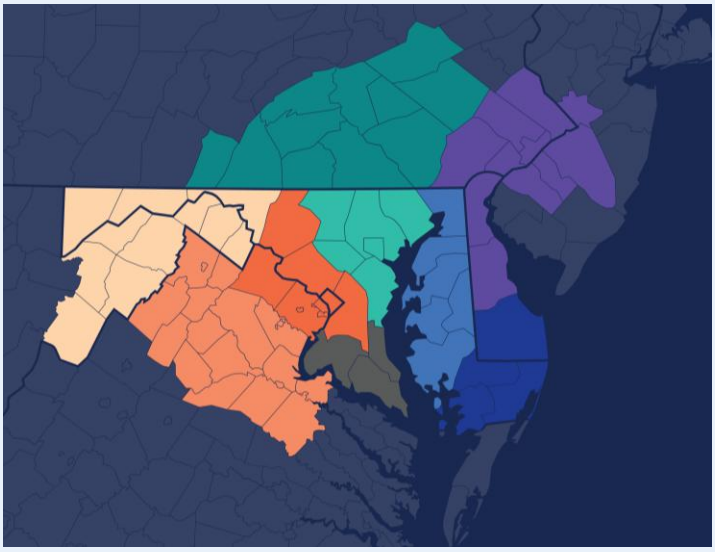


Maryland Eastern Shore

February 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of March 5, 2026

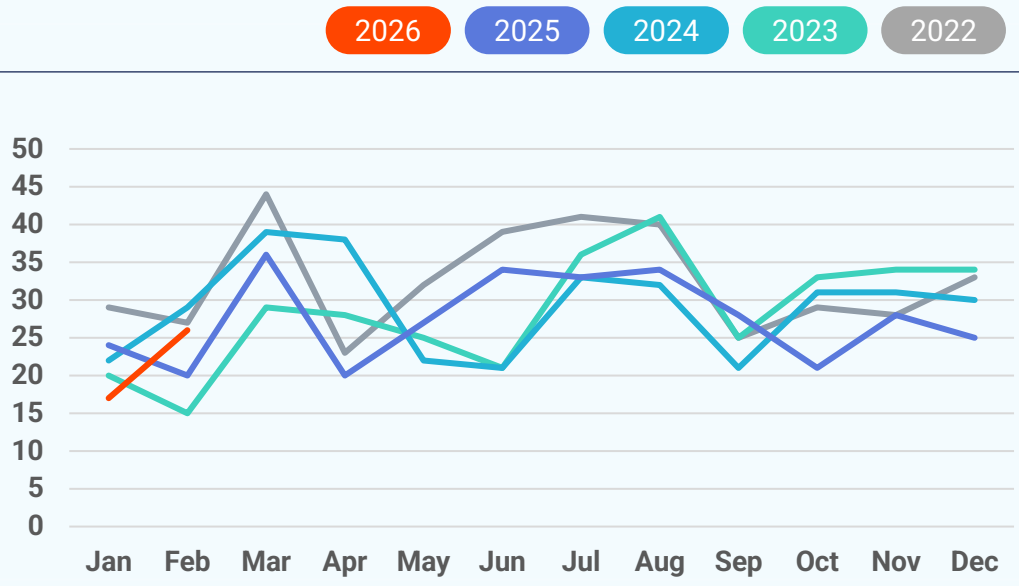
Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	26	20	+30.0%
Median Sold Price	$302,490	$266,250	+13.6%
Median Days on Market	25 days	32 days	-7 days
New Pending Sales	23	31	-25.8%
New Listings	21	27	-22.2%
Active Listings	73	64	+14.1%
Months of Supply	2.61	2.13	+0.48 mos.

Closed Sales

26
February 2026

+30.0%
Feb '26 vs. Feb '25
(Feb '25: 20)

+52.9%
Feb '26 vs. Jan '26
(Jan '26: 17)



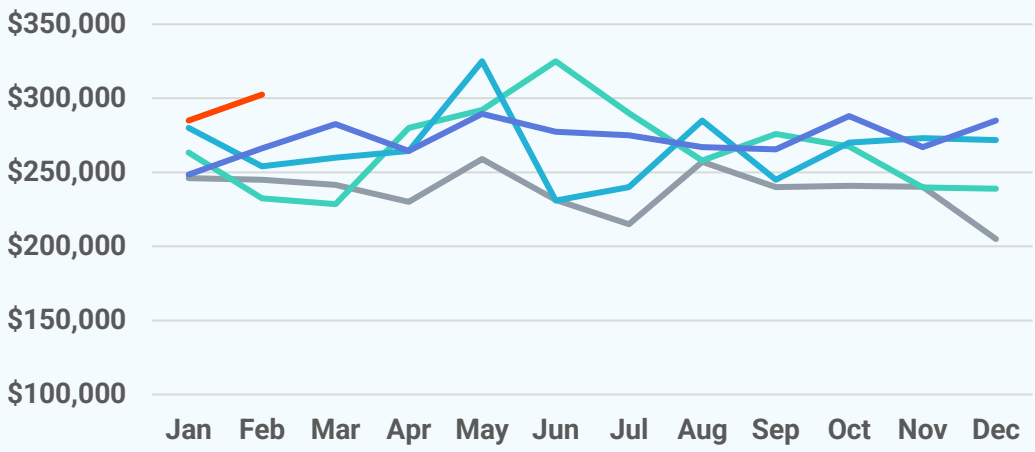
Median Sold Price

2026 2025 2024 2023 2022

$302,490
February 2026

+13.6%
Feb '26 vs. Feb '25
(Feb '25: $266,250)

+6.1%
Feb '26 vs. Jan '26
(Jan '26: $284,990)



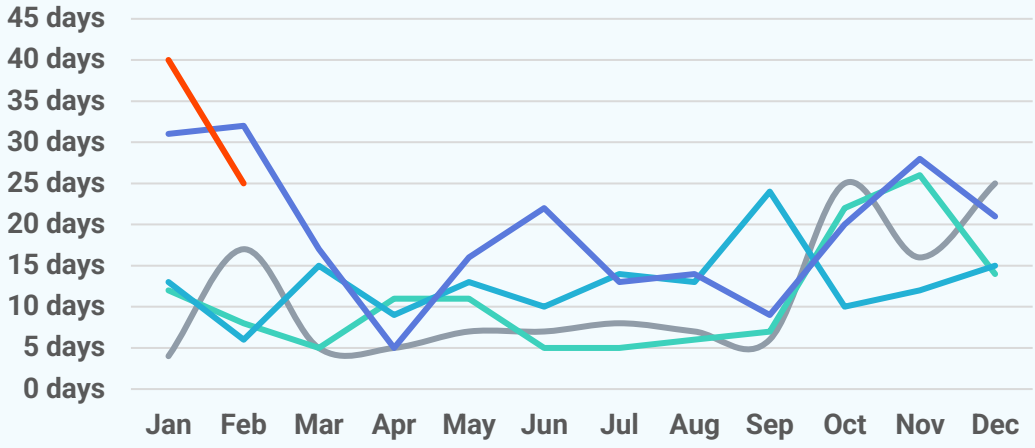
Median Days on Market

2026 2025 2024 2023 2022

25 days
February 2026

-7 days
Feb '26 vs. Feb '25
(Feb '25: 32 days)

-15 days
Feb '26 vs. Jan '26
(Jan '26: 40 days)



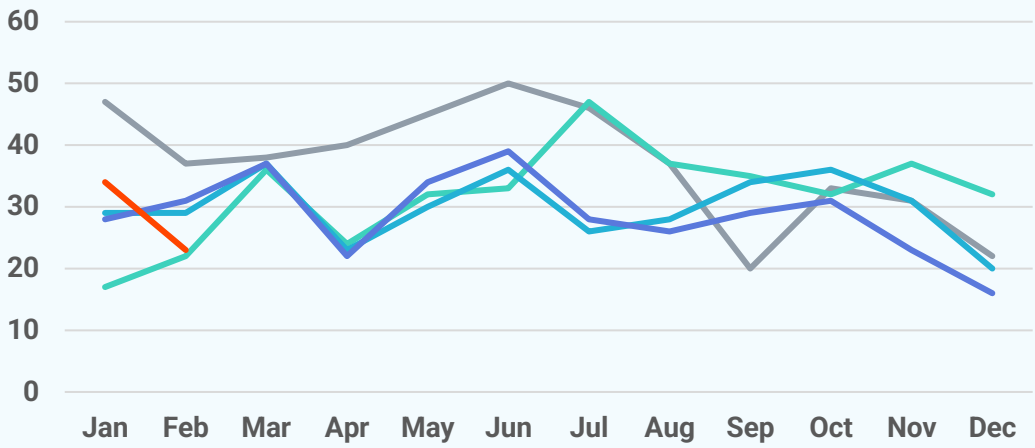
New Pending Sales

2026 2025 2024 2023 2022

23
February 2026

-25.8%
Feb '26 vs. Feb '25
(Feb '25: 31)

-32.4%
Feb '26 vs. Jan '26
(Jan '26: 34)



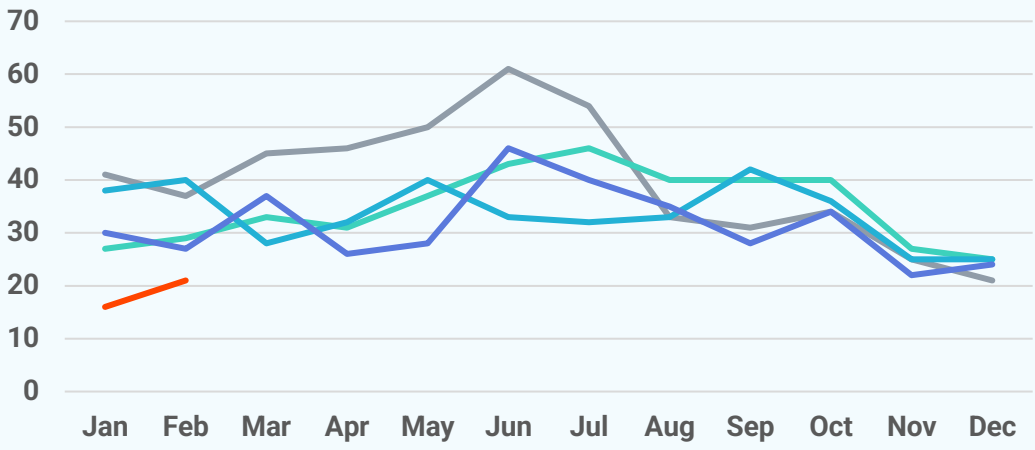
New Listings

2026 2025 2024 2023 2022

21
February 2026

-22.2%
Feb '26 vs. Feb '25
(Feb '25: 27)

+31.3%
Feb '26 vs. Jan '26
(Jan '26: 16)



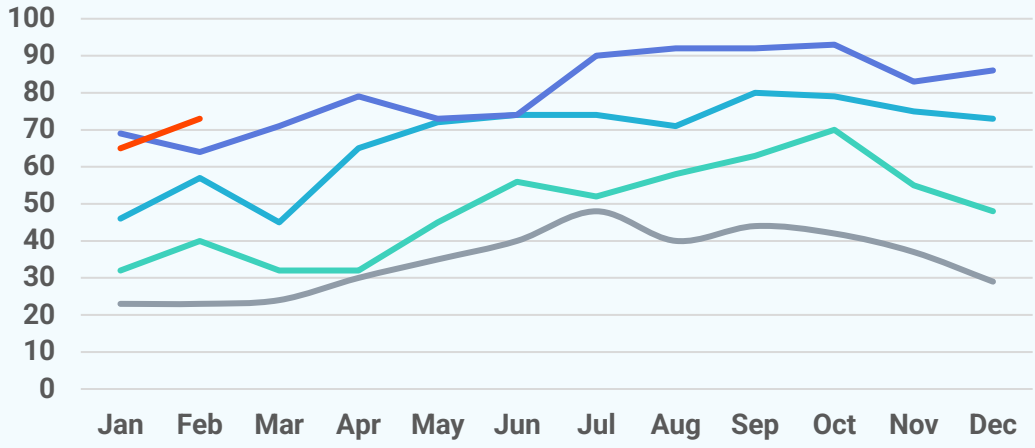
Active Listings

2026 2025 2024 2023 2022

73
February 2026

+14.1%
Feb '26 vs. Feb '25
(Feb '25: 64)

+12.3%
Feb '26 vs. Jan '26
(Jan '26: 65)



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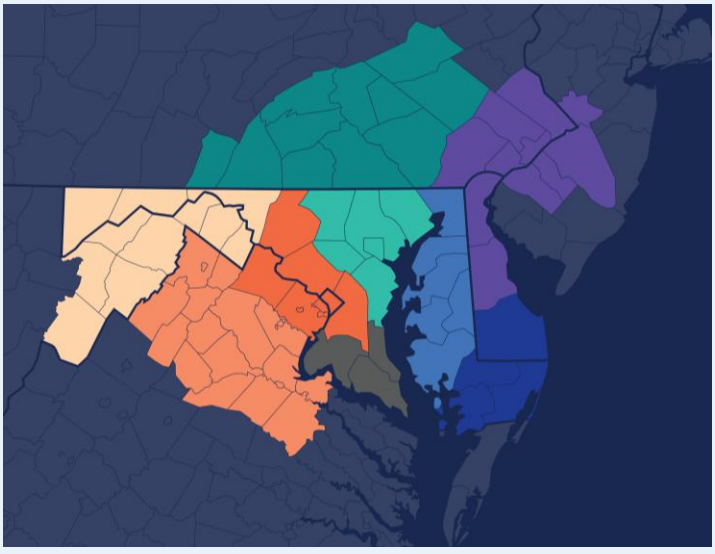


Maryland Eastern Shore

February 2026 Condos Report

Prepared by Bright Research

Data as of March 5, 2026

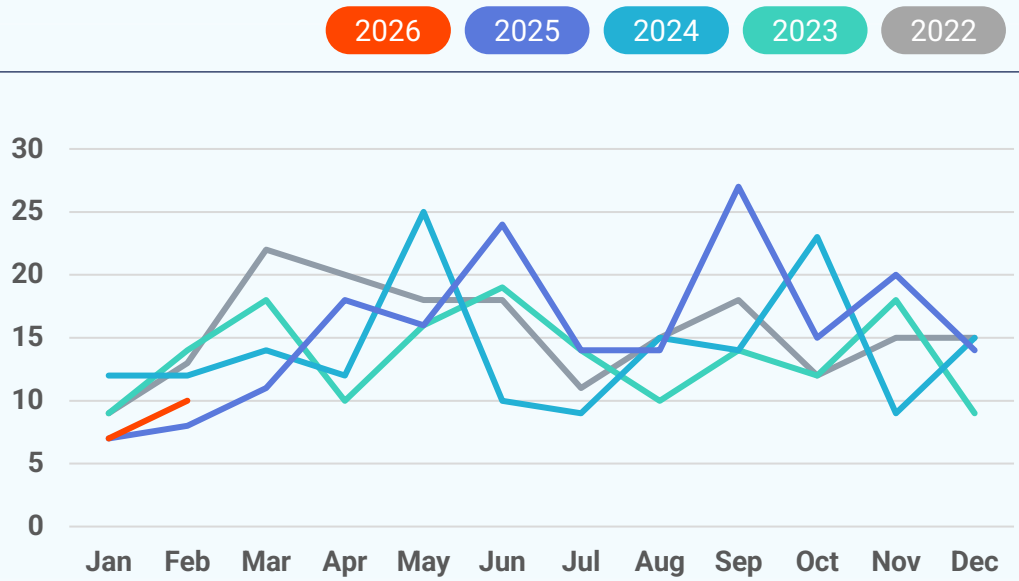
Key Market Statistics	Feb 2026	Feb 2025	Change
Closed Sales	10	8	+25.0%
Median Sold Price	$522,900	$472,500	+10.7%
Median Days on Market	26 days	102 days	-76 days
New Pending Sales	15	9	+66.7%
New Listings	13	14	-7.1%
Active Listings	63	69	-8.7%
Months of Supply	3.94	4.93	-0.99 mos.

Closed Sales

10
February 2026

+25.0%
Feb '26 vs. Feb '25
(Feb '25: 8)

+42.9%
Feb '26 vs. Jan '26
(Jan '26: 7)



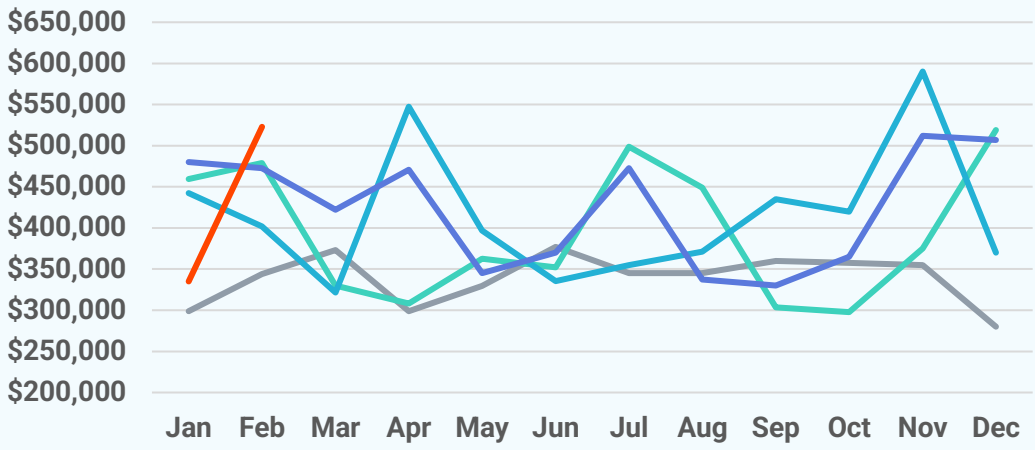
Median Sold Price

2026 2025 2024 2023 2022

$522,900
February 2026

+10.7%
Feb '26 vs. Feb '25
(Feb '25: $472,500)

+56.1%
Feb '26 vs. Jan '26
(Jan '26: $335,000)



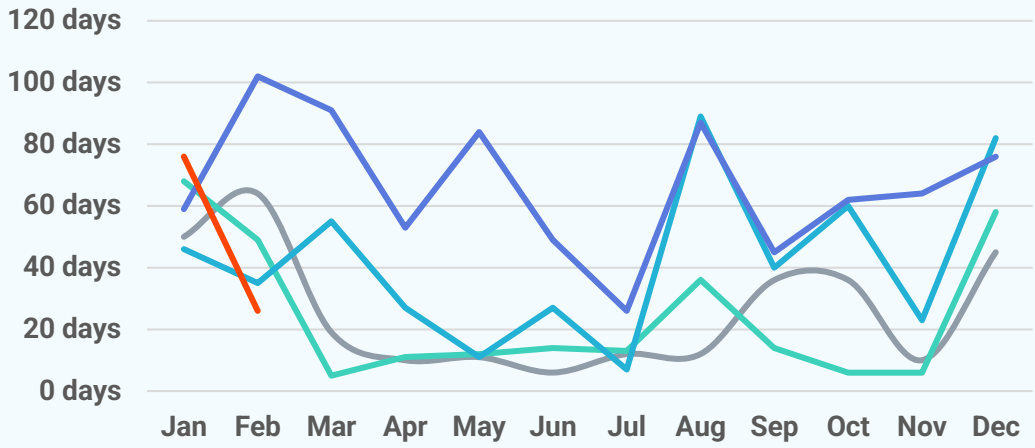
Median Days on Market

2026 2025 2024 2023 2022

26 days
February 2026

-76 days
Feb '26 vs. Feb '25
(Feb '25: 102 days)

-50 days
Feb '26 vs. Jan '26
(Jan '26: 76 days)



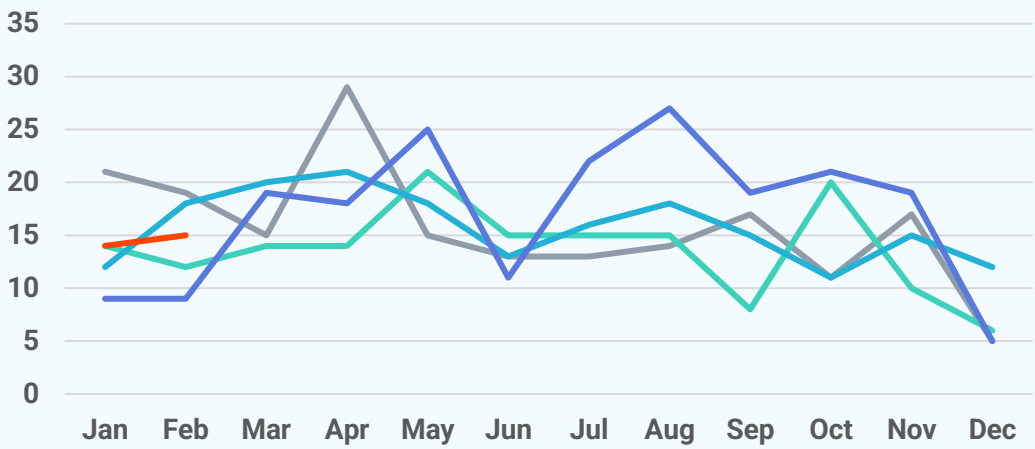
New Pending Sales

2026 2025 2024 2023 2022

15
February 2026

+66.7%
Feb '26 vs. Feb '25
(Feb '25: 9)

+7.1%
Feb '26 vs. Jan '26
(Jan '26: 14)



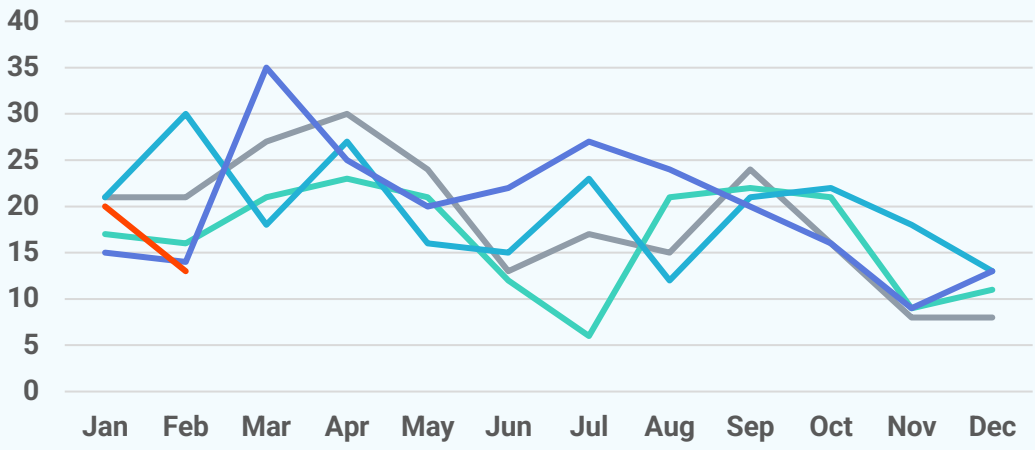
New Listings

2026 2025 2024 2023 2022

13
February 2026

-7.1%
Feb '26 vs. Feb '25
(Feb '25: 14)

-35.0%
Feb '26 vs. Jan '26
(Jan '26: 20)



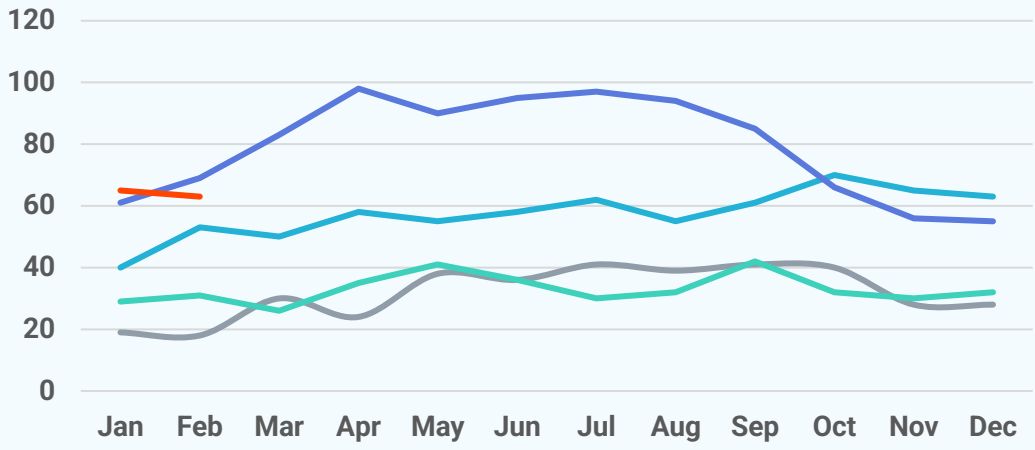
Active Listings

2026 2025 2024 2023 2022

63
February 2026

-8.7%
Feb '26 vs. Feb '25
(Feb '25: 69)

-3.1%
Feb '26 vs. Jan '26
(Jan '26: 65)



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