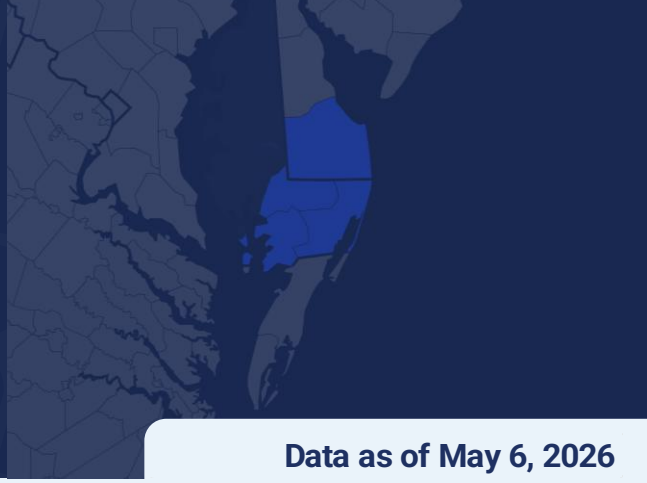
Del/Mar Coastal

April 2026 Housing Market Report

Prepared by Bright Research



Data as of May 6, 2026

Key Market Statistics	Apr 2026	Apr 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	724	780	-7.2%	2,488	2,662	-6.5%
Median Sold Price	$410,000	$405,000	+1.2%	$409,000	$411,240	-0.5%
Median Days on Market	34 days	22 days	+12 days	52 days	33 days	+19 days
New Pending Sales	912	896	+1.8%	3,008	3,123	-3.7%
New Listings	1,188	1,195	-0.6%	4,389	4,673	-6.1%
Active Listings	3,617	3,418	+5.8%	3,617	3,418	+5.8%
Months of Supply	4.78	4.37	+0.41 mos.	4.78	4.37	+0.41 mos.
Showings	12,979	11,710	+10.8%	42,933	41,991	+2.2%

Housing Market Trends

Del/Mar Coastal buyers are looking but may not be ready to buy. Overall housing market conditions in the Del/Mar Coastal region have been cooling as economic uncertainty and affordability constraints have been holding back both buyers of primary residences and second homes in the region. However, there are signs that interested home shoppers are out there. After a very sluggish February and March, the number of showings in the region was up by 10.8% in April.

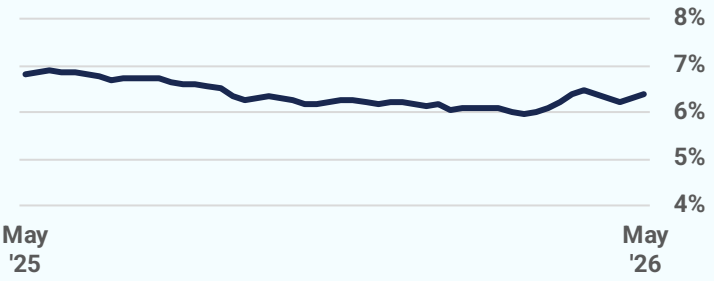
That buyer traffic has not yet translated into contracts. In April, new pending contracts were only up by 1.8% year-over-year. Sellers are also holding back, perhaps in response to the subdued demand. A total of 1,188 new listings came on the market in April, which was 0.6% lower than a year ago. Year-to-date new listings are down by 6.1%.

The market has slowed considerably. In April, the median days on market was 34, which was 12 days slower than a year ago. Price growth continues to soften with the median price up just 1.2% in April.

Market Outlook

The outlook for the Del/Mar Coastal housing market remains fragile. As inventory has climbed, home price growth has slowed and even turned negative in the first quarter of 2026. Stock market and mortgage rate volatility, along with higher inflation, remain headwinds in the market. Sellers will need to adjust price expectations as demand remains uncertain.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

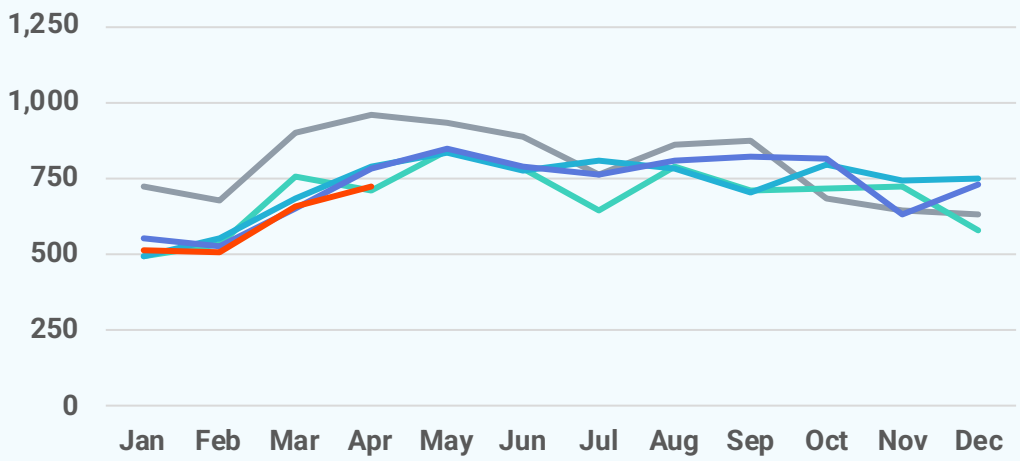
Closed Sales

2026 2025 2024 2023 2022

724
April 2026

-7.2%
Apr '26 vs. Apr '25
(Apr '25: 780)

+9.7%
Apr '26 vs. Mar '26
(Mar '26: 660)



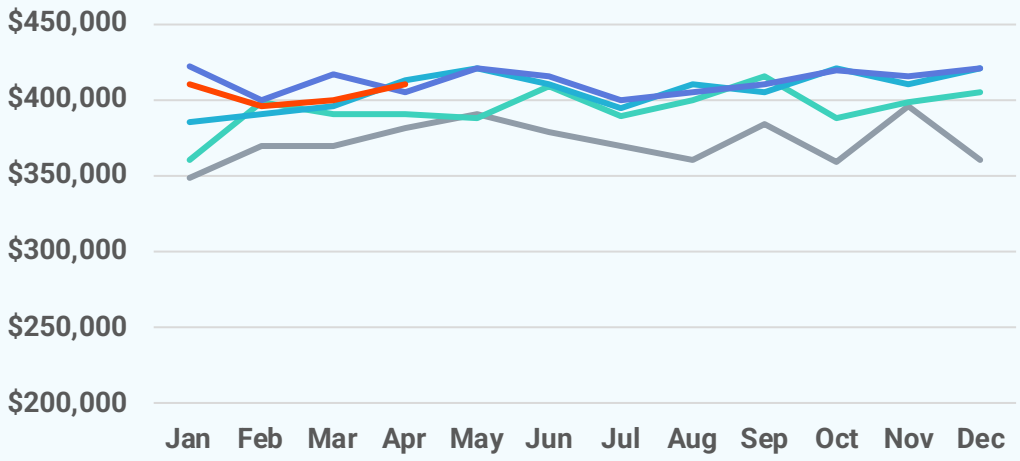
Median Sold Price

2026 2025 2024 2023 2022

$410,000
April 2026

+1.2%
Apr '26 vs. Apr '25
(Apr '25: $405,000)

+2.5%
Apr '26 vs. Mar '26
(Mar '26: $400,000)



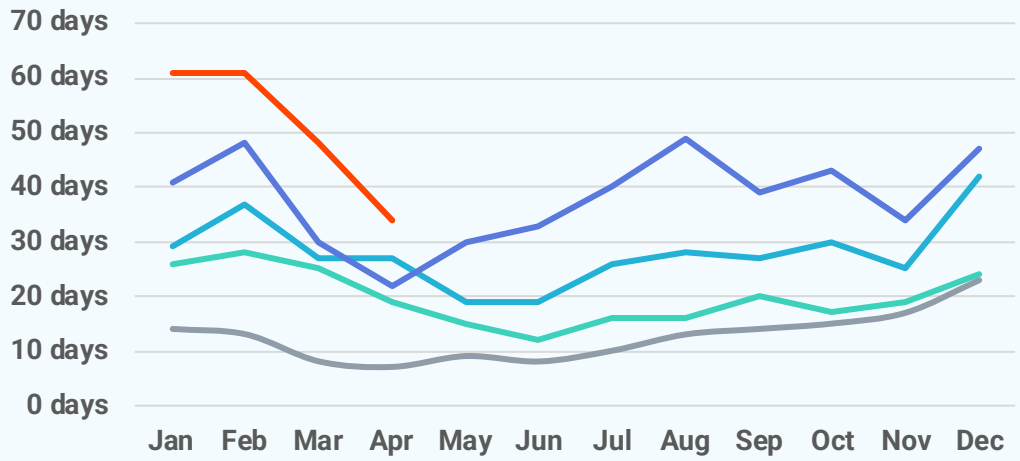
Median Days on Market

2026 2025 2024 2023 2022

34 days
April 2026

+12 days
Apr '26 vs. Apr '25
(Apr '25: 22 days)

-14 days
Apr '26 vs. Mar '26
(Mar '26: 48 days)



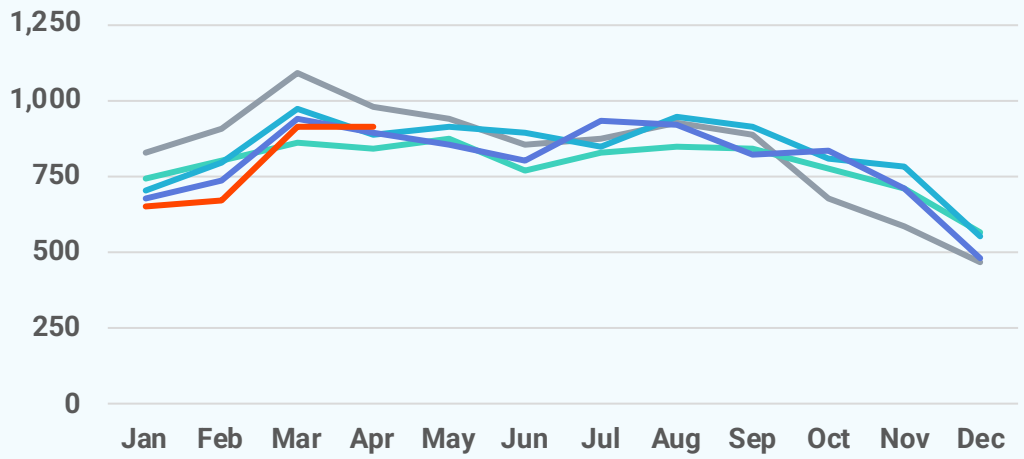
New Pending Sales

2026 2025 2024 2023 2022

912
April 2026

+1.8%
Apr '26 vs. Apr '25
(Apr '25: 896)

+0.0%
Apr '26 vs. Mar '26
(Mar '26: 912)



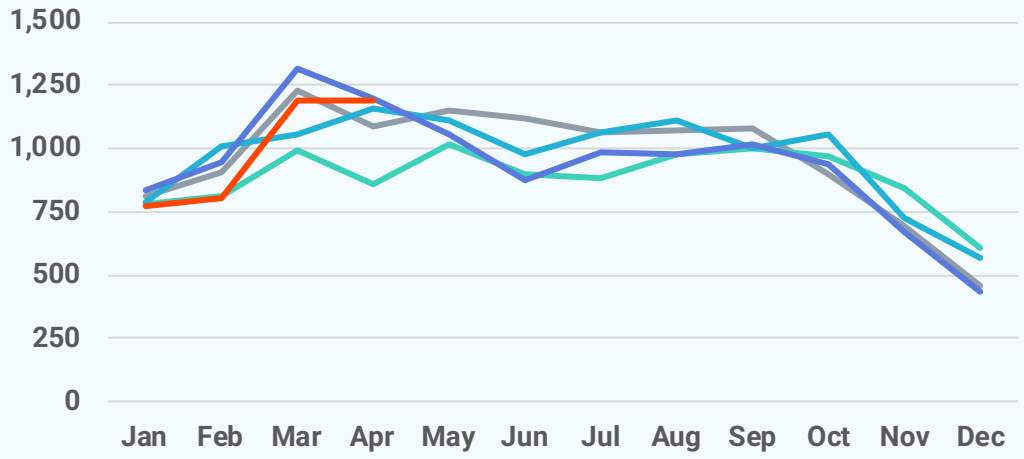
New Listings

2026 2025 2024 2023 2022

1,188
April 2026

-0.6%
Apr '26 vs. Apr '25
(Apr '25: 1,195)

+0.1%
Apr '26 vs. Mar '26
(Mar '26: 1,187)



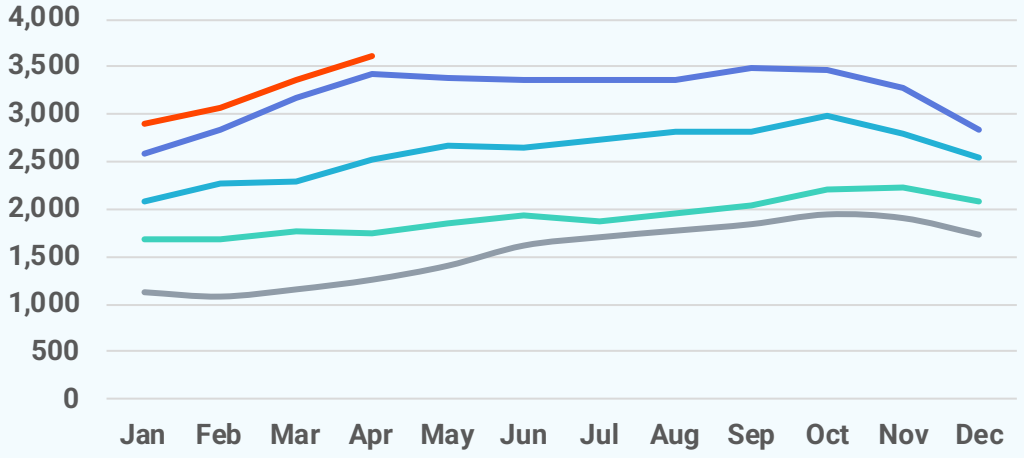
Active Listings

2026 2025 2024 2023 2022

3,617
April 2026

+5.8%
Apr '26 vs. Apr '25
(Apr '25: 3,418)

+7.4%
Apr '26 vs. Mar '26
(Mar '26: 3,369)



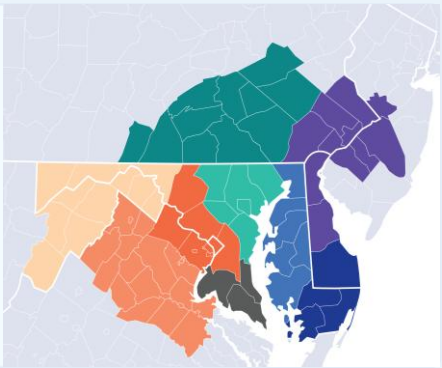
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Del/Mar Coastal	724	-7.2%	$410,000	+1.2%	34 days	+12 days
Somerset County, MD	9	-57.1%	$227,500	+11.0%	34 days	-21 days
Sussex County, DE	474	-0.2%	$450,000	+2.3%	35 days	+17 days
Wicomico County, MD	77	-16.3%	$275,000	-9.7%	49 days	+21 days
Worcester County, MD	164	-14.6%	$412,500	-0.6%	29 days	+4 days

Local Markets	New Pending Sales		New Listings		Showings	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Del/Mar Coastal	912	+1.8%	1,188	-0.6%	12,979	+10.8%
Somerset County, MD	13	-65.8%	26	-36.6%	185	-48.0%
Sussex County, DE	580	+0.2%	777	-3.4%	8,151	+9.5%
Wicomico County, MD	114	+3.6%	120	-1.6%	1,460	-6.8%
Worcester County, MD	205	+21.3%	265	+16.2%	3,183	+35.7%

Local Markets	Active Listings		Months of Supply	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Del/Mar Coastal	3,617	+5.8%	4.78	+0.41 months
Somerset County, MD	126	+5.0%	6.30	-0.37 months
Sussex County, DE	2,346	+4.0%	4.79	+0.33 months
Wicomico County, MD	331	+29.3%	3.80	+0.92 months
Worcester County, MD	814	+3.4%	5.15	+0.47 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

April 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of May 6, 2026

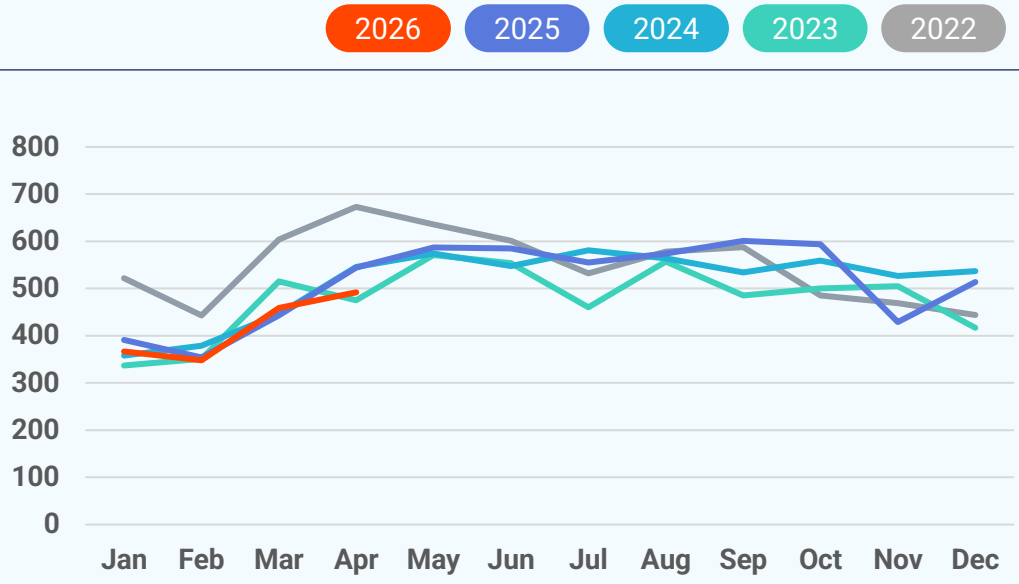
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	492	544	-9.6%
Median Sold Price	$414,000	$393,020	+5.3%
Median Days on Market	30 days	16 days	+14 days
New Pending Sales	644	662	-2.7%
New Listings	849	877	-3.2%
Active Listings	2,488	2,315	+7.5%
Months of Supply	4.61	4.13	+0.48 mos.

Closed Sales

492
April 2026

-9.6%
Apr '26 vs. Apr '25
(Apr '25: 544)

+7.2%
Apr '26 vs. Mar '26
(Mar '26: 459)



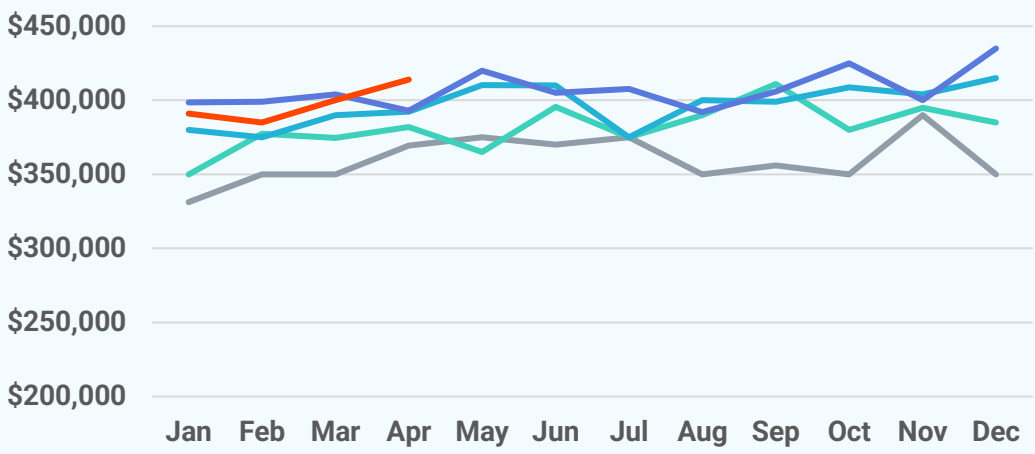
Median Sold Price

2026 2025 2024 2023 2022

$414,000
April 2026

+5.3%
Apr '26 vs. Apr '25
(Apr '25: $393,020)

+3.5%
Apr '26 vs. Mar '26
(Mar '26: $400,000)



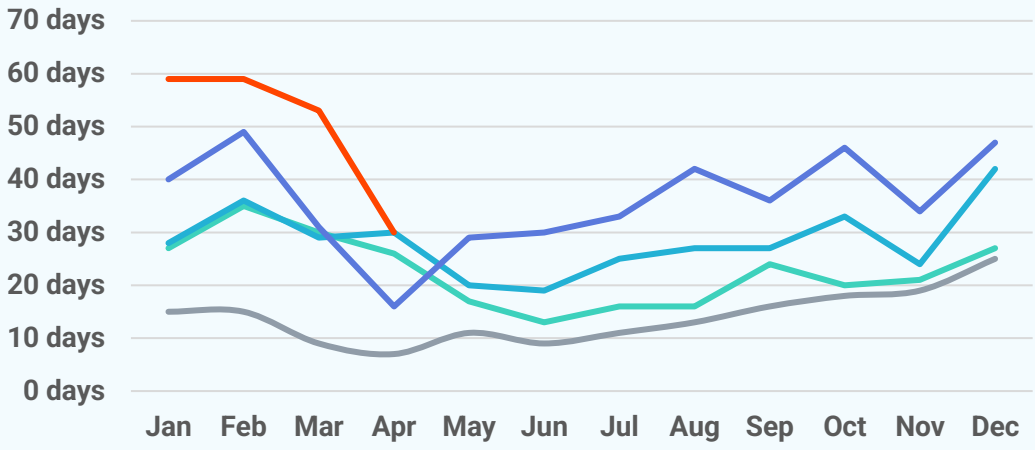
Median Days on Market

2026 2025 2024 2023 2022

30 days
April 2026

+14 days
Apr '26 vs. Apr '25
(Apr '25: 16 days)

-23 days
Apr '26 vs. Mar '26
(Mar '26: 53 days)



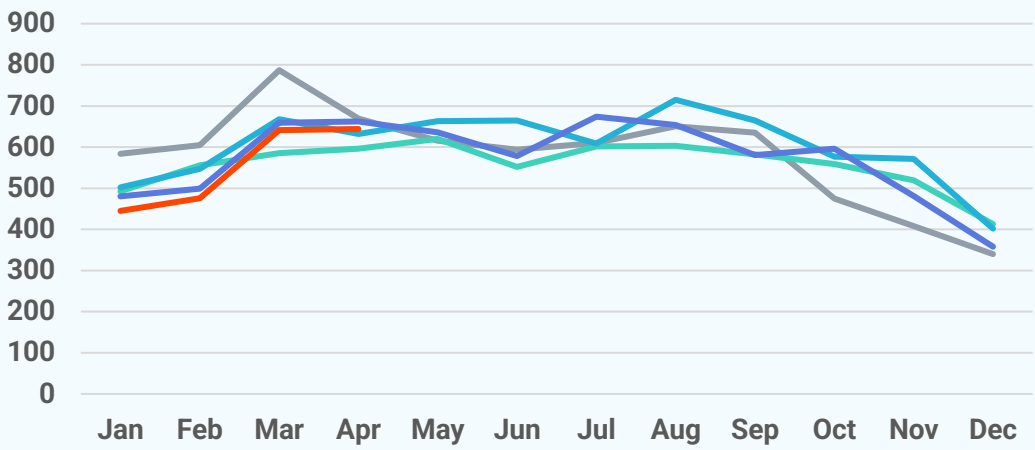
New Pending Sales

2026 2025 2024 2023 2022

644
April 2026

-2.7%
Apr '26 vs. Apr '25
(Apr '25: 662)

+0.5%
Apr '26 vs. Mar '26
(Mar '26: 641)



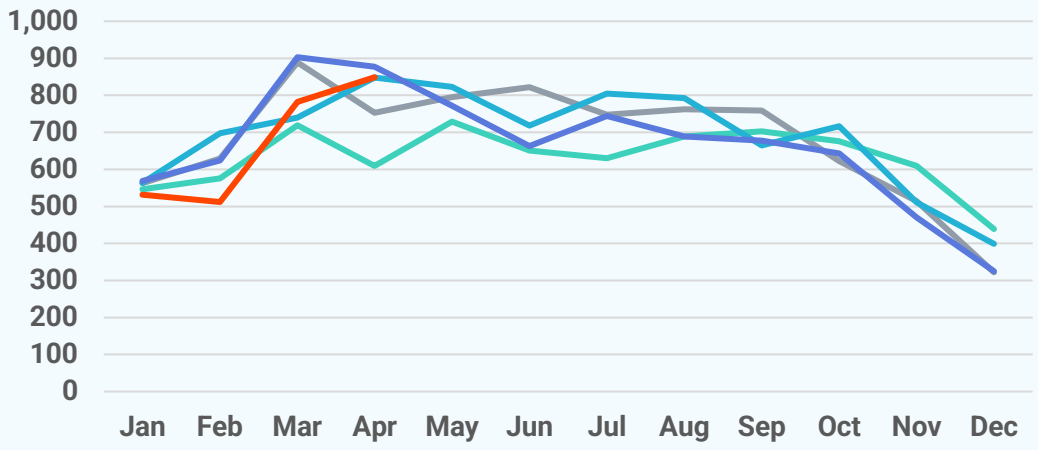
New Listings

2026 2025 2024 2023 2022

849
April 2026

-3.2%
Apr '26 vs. Apr '25
(Apr '25: 877)

+8.6%
Apr '26 vs. Mar '26
(Mar '26: 782)



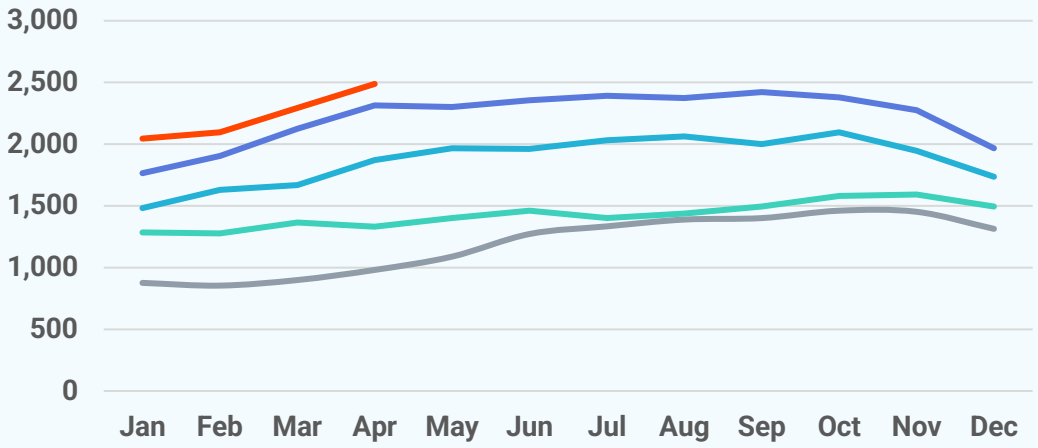
Active Listings

2026 2025 2024 2023 2022

2,488
April 2026

+7.5%
Apr '26 vs. Apr '25
(Apr '25: 2,315)

+8.5%
Apr '26 vs. Mar '26
(Mar '26: 2,293)



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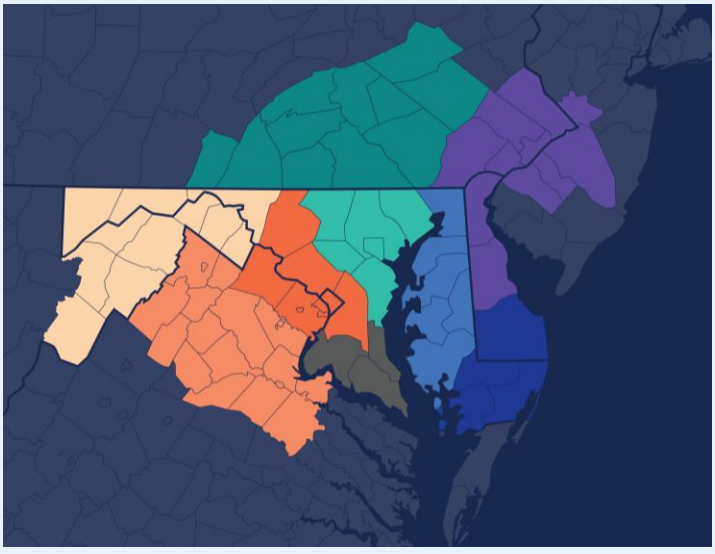


DelMar Coastal

April 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of May 6, 2026

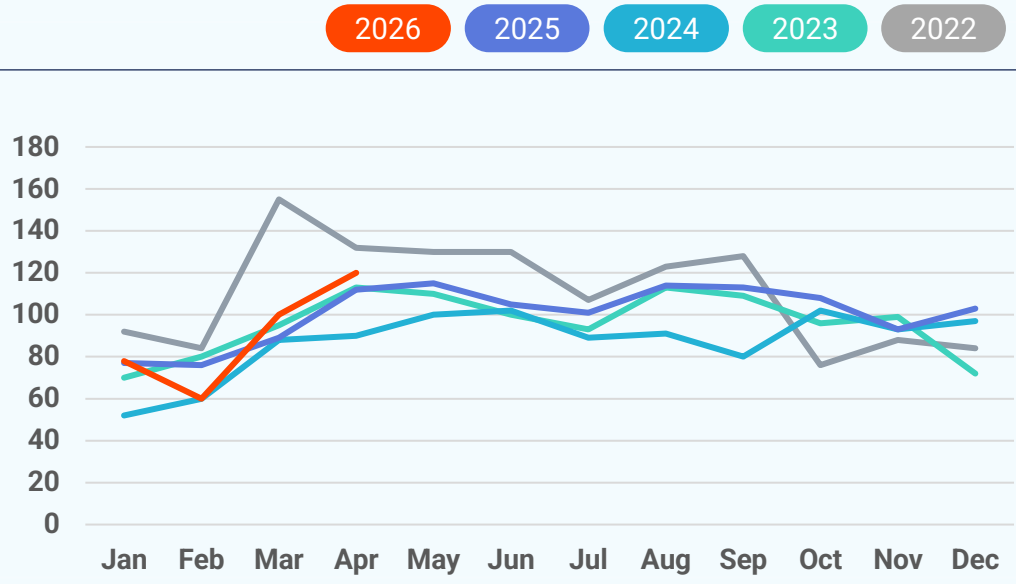
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	120	112	+7.1%
Median Sold Price	$431,470	$435,000	-0.8%
Median Days on Market	47 days	32 days	+15 days
New Pending Sales	134	114	+17.5%
New Listings	180	137	+31.4%
Active Listings	518	483	+7.2%
Months of Supply	4.93	5.08	-0.15 mos.

Closed Sales

120
April 2026

+7.1%
Apr '26 vs. Apr '25
(Apr '25: 112)

+20.0%
Apr '26 vs. Mar '26
(Mar '26: 100)



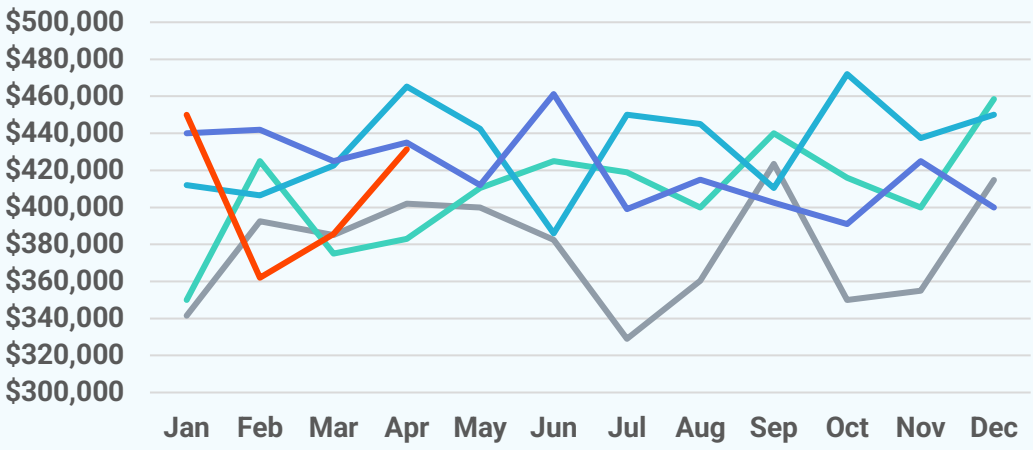
Median Sold Price

2026 2025 2024 2023 2022

$431,470
April 2026

-0.8%
Apr '26 vs. Apr '25
(Apr '25: $435,000)

+11.9%
Apr '26 vs. Mar '26
(Mar '26: $385,645)



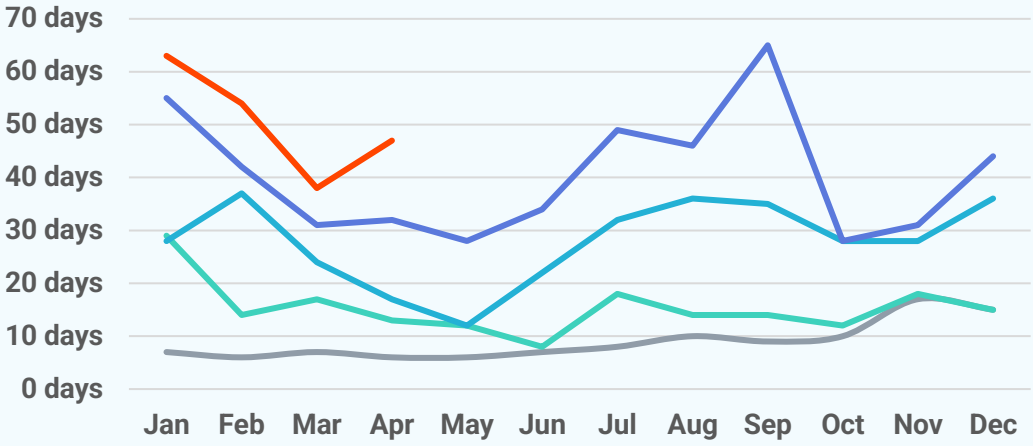
Median Days on Market

2026 2025 2024 2023 2022

47 days
April 2026

+15 days
Apr '26 vs. Apr '25
(Apr '25: 32 days)

+9 days
Apr '26 vs. Mar '26
(Mar '26: 38 days)



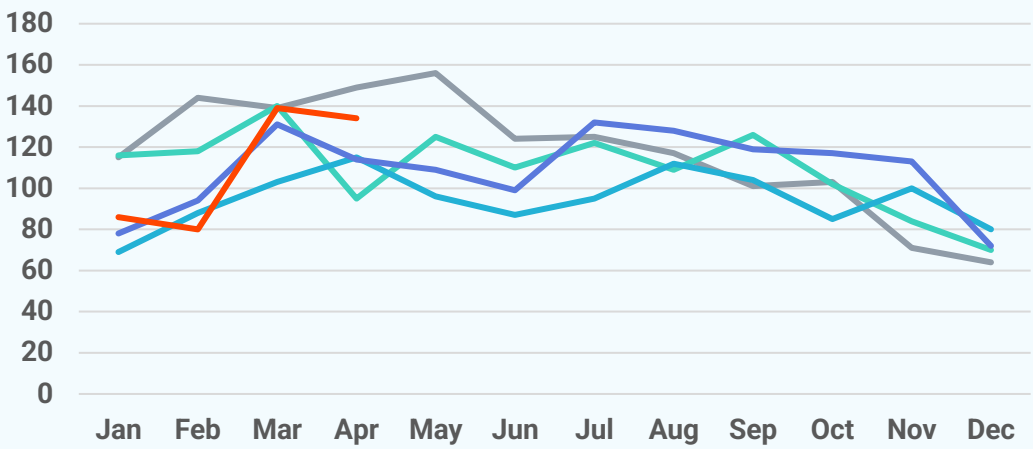
New Pending Sales

2026 2025 2024 2023 2022

134
April 2026

+17.5%
Apr '26 vs. Apr '25
(Apr '25: 114)

-3.6%
Apr '26 vs. Mar '26
(Mar '26: 139)



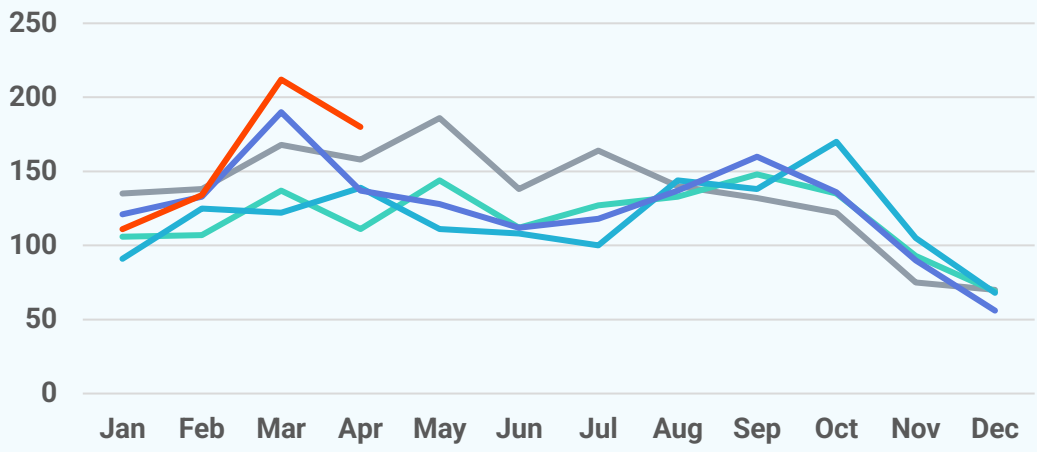
New Listings

2026 2025 2024 2023 2022

180
April 2026

+31.4%
Apr '26 vs. Apr '25
(Apr '25: 137)

-15.1%
Apr '26 vs. Mar '26
(Mar '26: 212)



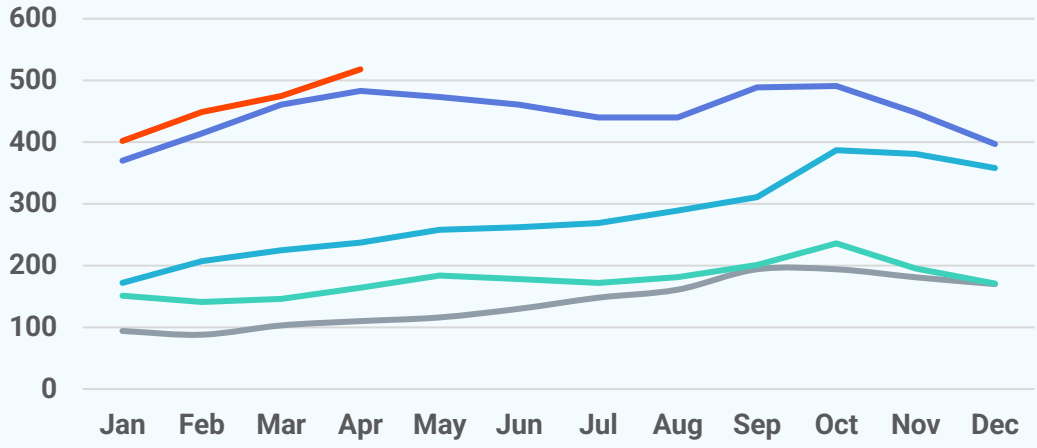
Active Listings

2026 2025 2024 2023 2022

518
April 2026

+7.2%
Apr '26 vs. Apr '25
(Apr '25: 483)

+9.1%
Apr '26 vs. Mar '26
(Mar '26: 475)



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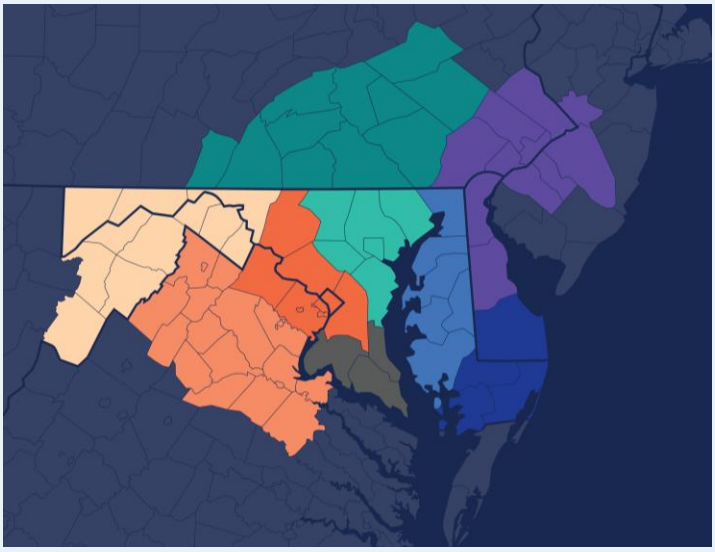


DelMar Coastal

April 2026 Condos Report

Prepared by Bright Research

Data as of May 6, 2026

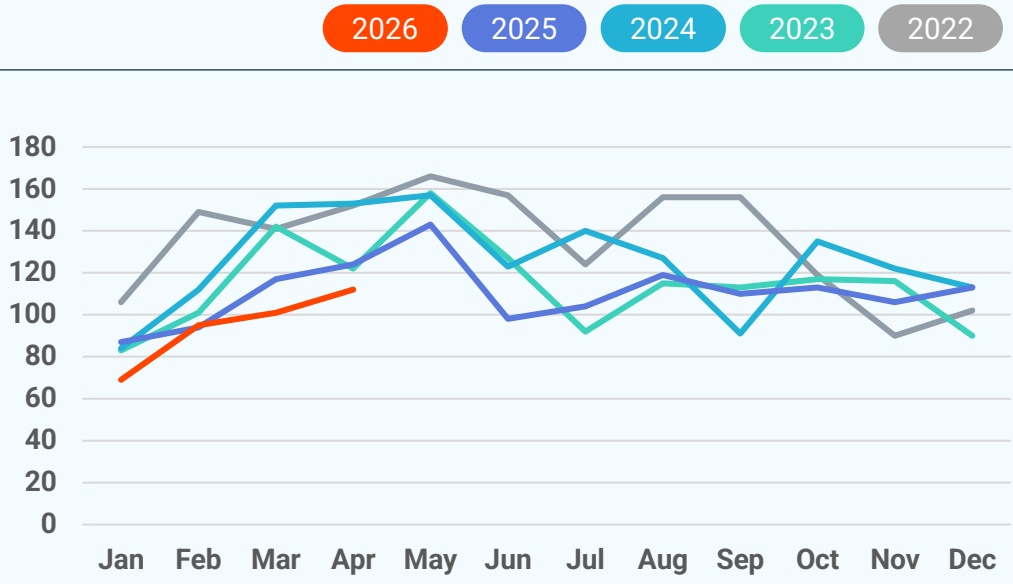
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	112	124	-9.7%
Median Sold Price	$400,000	$417,500	-4.2%
Median Days on Market	41 days	33 days	+8 days
New Pending Sales	134	120	+11.7%
New Listings	159	181	-12.2%
Active Listings	611	620	-1.5%
Months of Supply	5.50	4.88	+0.62 mos.

Closed Sales

112
April 2026

-9.7%
Apr '26 vs. Apr '25
(Apr '25: 124)

+10.9%
Apr '26 vs. Mar '26
(Mar '26: 101)



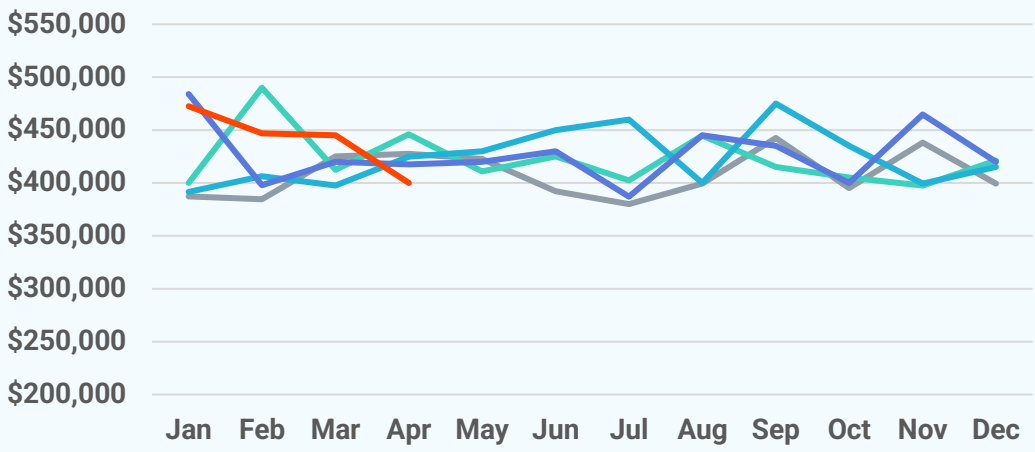
Median Sold Price

2026 2025 2024 2023 2022

$400,000
April 2026

-4.2%
Apr '26 vs. Apr '25
(Apr '25: $417,500)

-10.1%
Apr '26 vs. Mar '26
(Mar '26: $445,000)



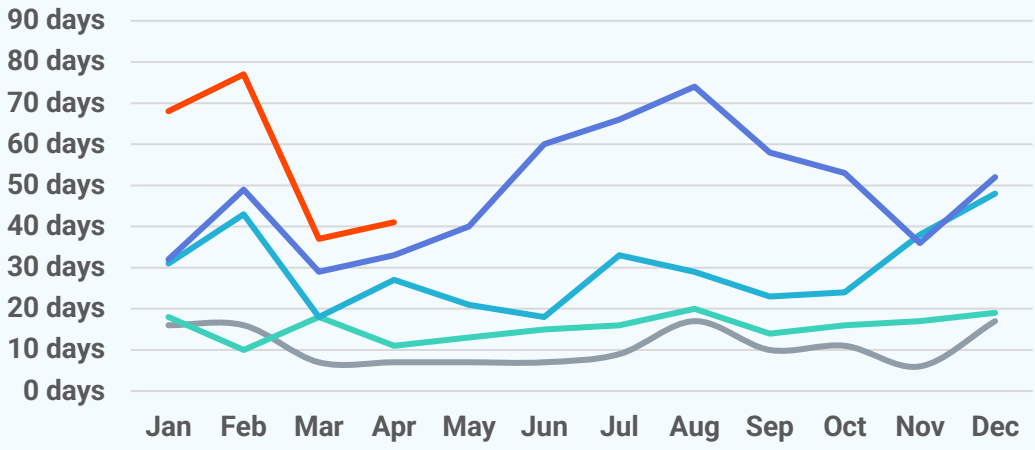
Median Days on Market

2026 2025 2024 2023 2022

41 days
April 2026

+8 days
Apr '26 vs. Apr '25
(Apr '25: 33 days)

+4 days
Apr '26 vs. Mar '26
(Mar '26: 37 days)



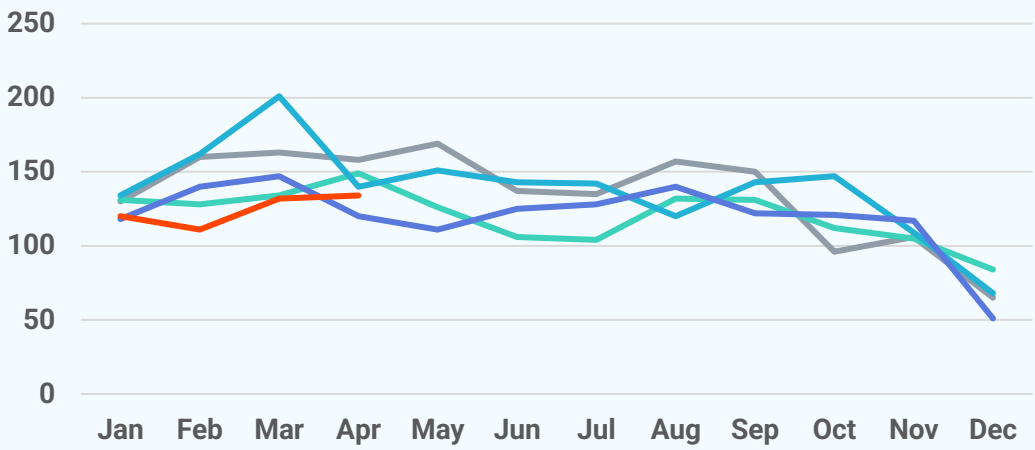
New Pending Sales

2026 2025 2024 2023 2022

134
April 2026

+11.7%
Apr '26 vs. Apr '25
(Apr '25: 120)

+1.5%
Apr '26 vs. Mar '26
(Mar '26: 132)



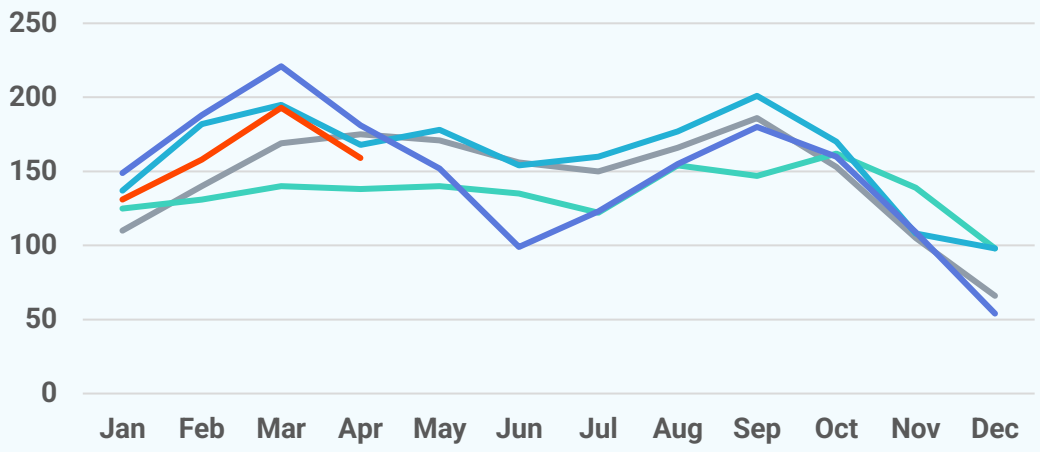
New Listings

2026 2025 2024 2023 2022

159
April 2026

-12.2%
Apr '26 vs. Apr '25
(Apr '25: 181)

-17.6%
Apr '26 vs. Mar '26
(Mar '26: 193)



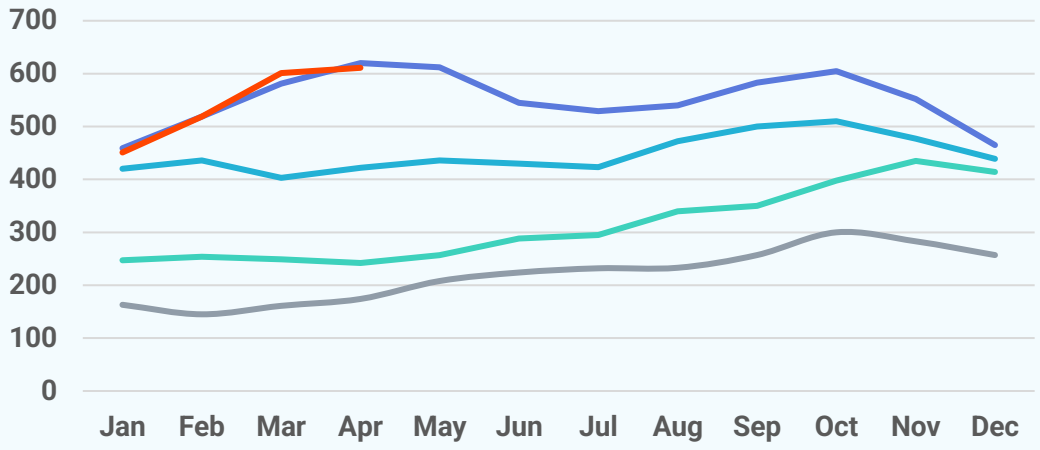
Active Listings

2026 2025 2024 2023 2022

611
April 2026

-1.5%
Apr '26 vs. Apr '25
(Apr '25: 620)

+1.7%
Apr '26 vs. Mar '26
(Mar '26: 601)



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