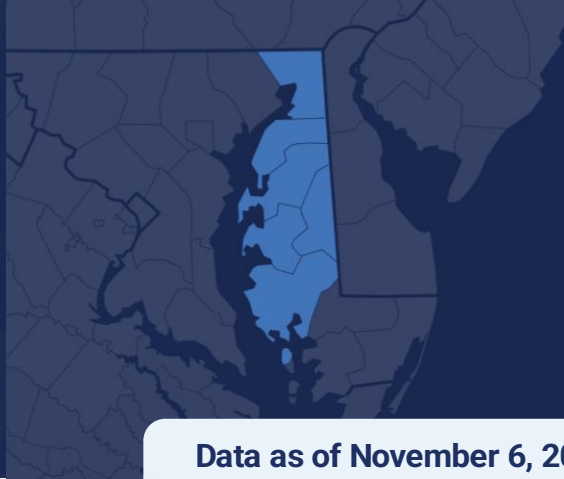


October 2025 Housing Market Report

Prepared by Bright Research



Data as of November 6, 2025

Key Market Statistics	Oct 2025	Oct 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	318	330	-3.6%	3,045	3,158	-3.6%
Median Sold Price	\$410,000	\$414,750	-1.1%	\$395,000	\$380,000	+3.9%
Median Days on Market	21 days	21 days	+0 days	23 days	15 days	+8 days
New Pending Sales	353	317	+11.4%	3,224	3,286	-1.9%
New Listings	358	373	-4.0%	4,433	4,313	+2.8%
Active Listings	1,140	927	+23.0%	1,140	927	+23.0%
Months of Supply	3.77	2.99	+0.78 mos.	3.77	2.99	+0.78 mos.
Showings	3,989	3,563	+12.0%	41,982	40,304	+4.2%

Housing Market Trends

Eastern Shore October sales sluggish after strong September gains. After double-digit sales growth last month, closed sales dropped 3.6% year-over-year in October 2025. Only Caroline County had more sales than a year ago.

While shrinking sales in 2025 have been common on the Eastern Shore, there could be an uptick in November. Lower mortgage rates appear to have spurred buyers to the market with new pending sales up 11.4% year-over-year, and showings increasing by 12.0% in October. If these contracts lead to sales in the next 30-60 days, closed sales should improve. However, it is unlikely that closed sales will exceed 2024 for the region.

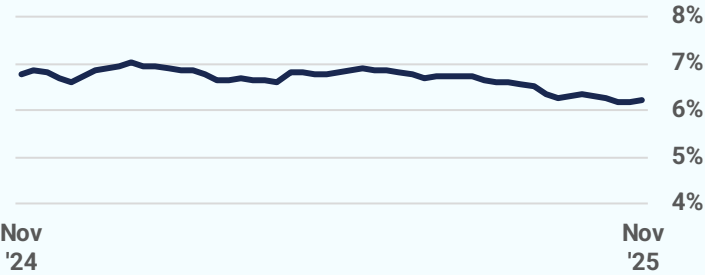
The median price in October was \$410,000, a drop of 1.1% compared to a year ago. Price growth has slowed on the Eastern Shore, through the year-to-date median home price is still 3.9% higher than last year.

The typical home spent three weeks on the market, the same amount as last October.

Market Outlook

Falling mortgage rates could help improve sales in the fourth quarter, though it is more likely we will see gains in 2026. Expect overall 2025 sales to come in slightly below 2024. Economic uncertainty and affordability challenges will hinder the market still, and buyers and sellers will need to work together as the housing market continues to adjust.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

318

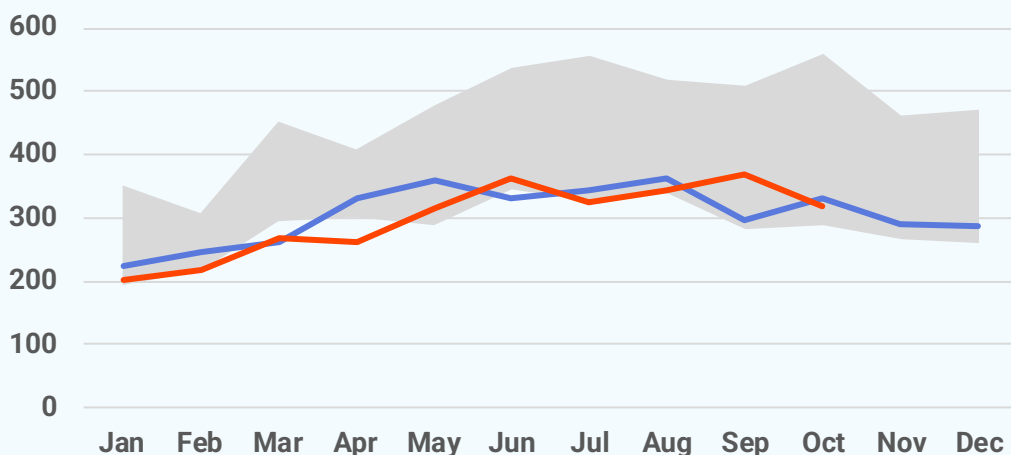
October 2025

-3.6%

Oct '25 vs. Oct '24
(Oct '24: 330)

-14.1%

Oct '25 vs. Sep '25
(Sep '25: 370)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$410,000

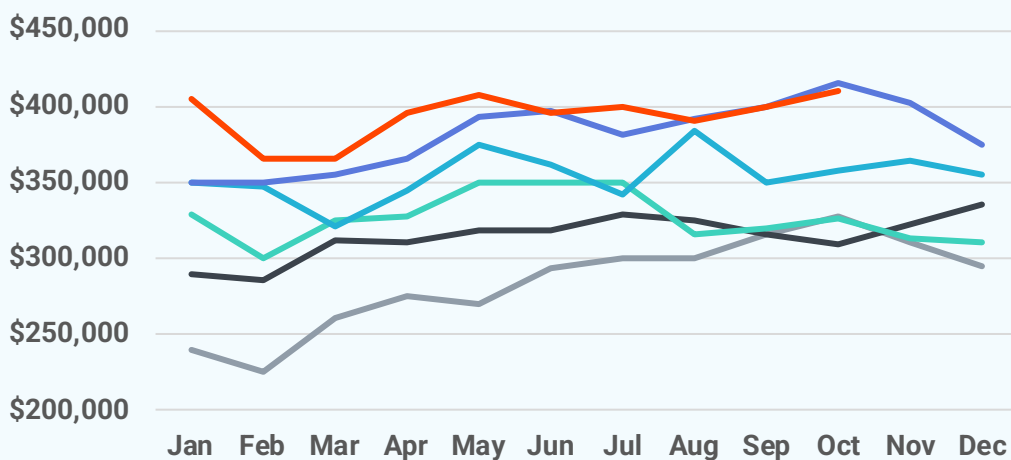
October 2025

-1.1%

Oct '25 vs. Oct '24
(Oct '24: \$414,750)

+2.5%

Oct '25 vs. Sep '25
(Sep '25: \$400,000)



Median Days on Market

21 days

October 2025

+0 days

Oct '25 vs. Oct '24
(Oct '24: 21 days)

-6 days

Oct '25 vs. Sep '25
(Sep '25: 27 days)



New Pending Sales

2025

2024

2020-2023 Range

353

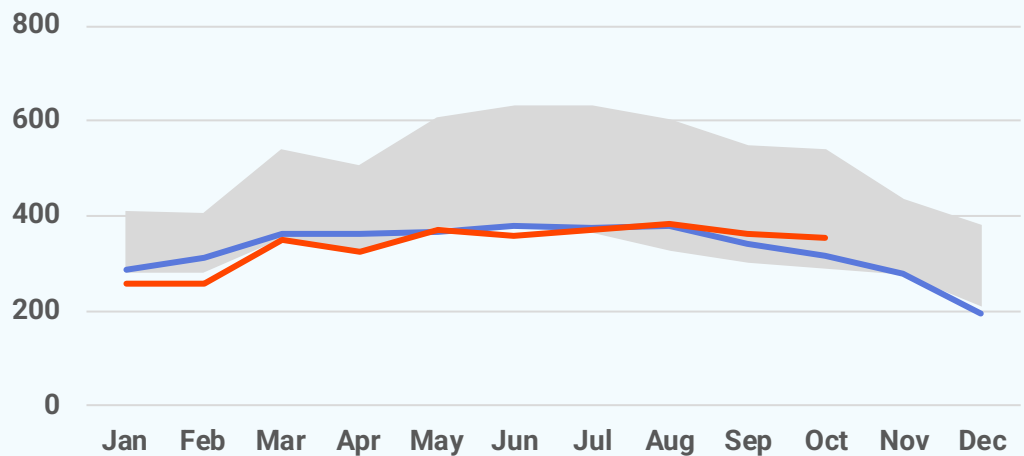
October 2025

+11.4%

Oct '25 vs. Oct '24
(Oct '24: 317)

-2.5%

Oct '25 vs. Sep '25
(Sep '25: 362)



New Listings

2025

2024

2020-2023 Range

358

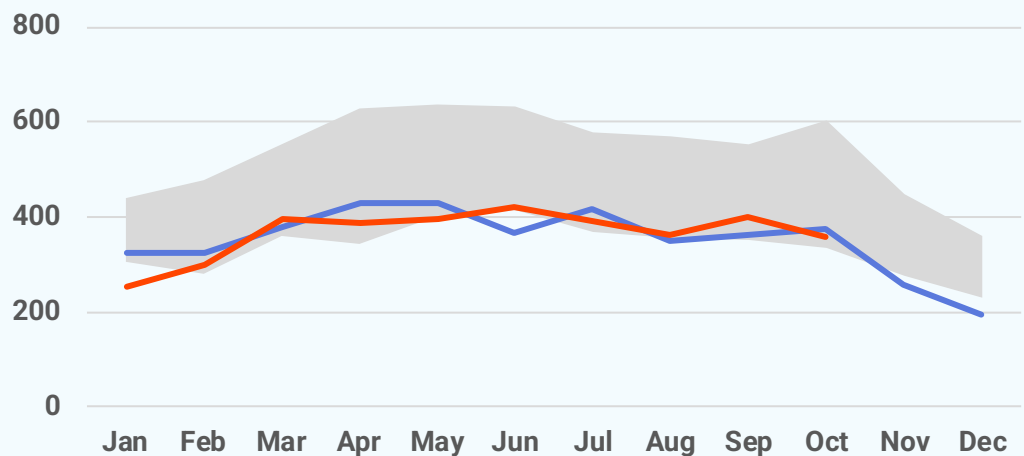
October 2025

-4.0%

Oct '25 vs. Oct '24
(Oct '24: 373)

-10.5%

Oct '25 vs. Sep '25
(Sep '25: 400)



Active Listings

1,140

October 2025

+23.0%

Oct '25 vs. Oct '24
(Oct '24: 927)

-2.6%

Oct '25 vs. Sep '25
(Sep '25: 1,170)



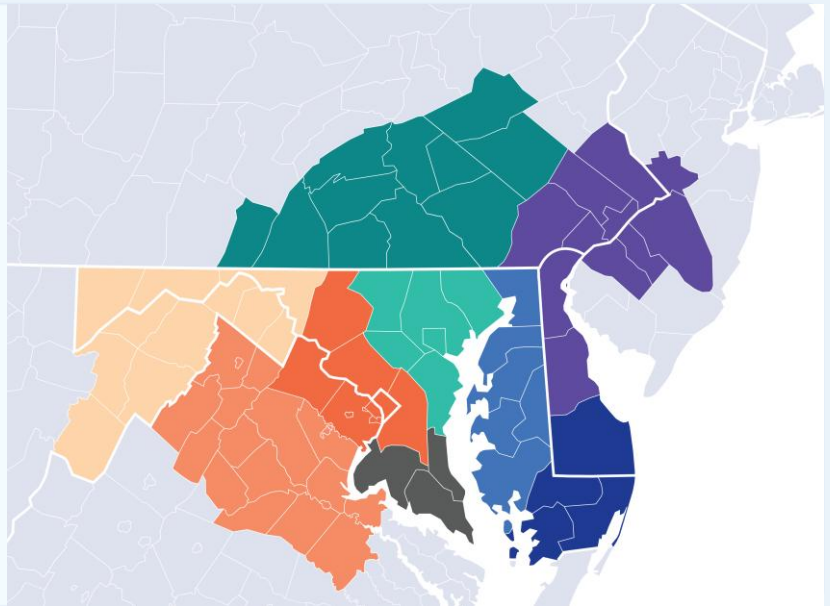
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Oct '25	vs. Oct '24	Oct '25	vs. Oct '24	Oct '25	vs. Oct '24
MD Eastern Shore	318	-3.6%	\$410,000	-1.1%	21 days	+0 days
Caroline County, MD	32	+33.3%	\$267,500	-19.5%	20 days	-8 days
Cecil County, MD	87	-4.4%	\$350,000	-7.9%	20 days	+4 days
Dorchester County, MD	35	-16.7%	\$286,000	+9.2%	66 days	+37 days
Kent County, MD	27	-6.9%	\$362,398	+8.5%	6 days	-20 days
Queen Anne's County, MD	88	-4.3%	\$538,750	-2.0%	28 days	+16 days
Talbot County, MD	49	-5.8%	\$565,000	+13.0%	19 days	-16 days

Local Markets	New Pending Sales		New Listings		Showings	
	Oct '25	vs. Oct '24	Oct '25	vs. Oct '24	Oct '25	vs. Oct '24
MD Eastern Shore	353	+11.4%	358	-4.0%	3,989	+12.0%
Caroline County, MD	35	+52.2%	44	+41.9%	269	+40.8%
Cecil County, MD	107	+15.1%	107	-0.9%	1,264	+13.2%
Dorchester County, MD	56	+14.3%	58	-10.8%	516	+3.8%
Kent County, MD	25	-10.7%	27	-6.9%	215	-37.0%
Queen Anne's County, MD	77	+1.3%	73	-13.1%	983	+12.6%
Talbot County, MD	53	+10.4%	49	-12.5%	742	+36.4%

Local Markets	Active Listings		Months of Supply	
	Oct '25	vs. Oct '24	Oct '25	vs. Oct '24
MD Eastern Shore	1,140	+23.0%	3.77	+0.78 months
Caroline County, MD	103	+24.1%	3.55	+0.48 months
Cecil County, MD	233	+21.4%	2.59	+0.57 months
Dorchester County, MD	240	+36.4%	6.15	+2.24 months
Kent County, MD	90	+2.3%	3.75	+0.23 months
Queen Anne's County, MD	226	+4.6%	3.23	+0.19 months
Talbot County, MD	248	+44.2%	5.17	+1.26 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

Bright MLS was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.

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