

November 2025 Housing Market Report

Prepared by Bright Research

Data as of December 4, 2025

Key Market Statistics	Nov 2025	Nov 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	278	289	-3.8%	3,327	3,453	-3.6%
Median Sold Price	\$405,000	\$402,500	+0.6%	\$395,000	\$380,000	+3.9%
Median Days on Market	29 days	19 days	+10 days	23 days	15 days	+8 days
New Pending Sales	291	278	+4.7%	3,491	3,535	-1.2%
New Listings	229	256	-10.5%	4,739	4,629	+2.4%
Active Listings	1,065	887	+20.1%	1,065	887	+20.1%
Months of Supply	3.53	2.86	+0.67 mos.	3.53	2.86	+0.67 mos.
Showings	3,555	3,350	+6.1%	45,537	43,654	+4.3%

Housing Market Trends

Eastern Shore sellers hesitant as the year closes. Sellers on the Maryland Eastern Shore held back in November 2025. New listings were down 10.5% compared to a year ago. Despite the pullback in November, inventory continues to increase. Active listings at the end of the month were up by 20.1% compared to a year ago.

Some buyers appear to be making a final push as mortgage rates in November 2025 were about a half a percentage point below the level in November 2024. New pending sales in the Eastern Shore market increased 4.7% year-over-year.

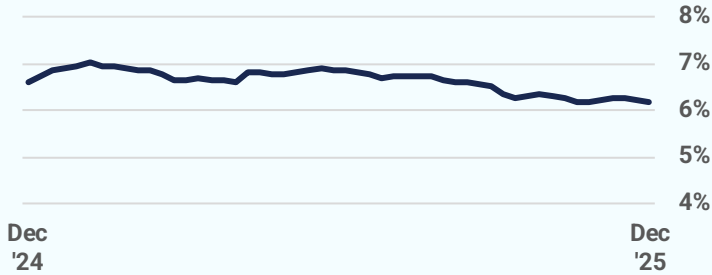
Closed sales meanwhile were lower than a year ago, down 3.8%. Year-to-date sales are tracking below 2024 levels. Only one county on the Eastern Shore, Caroline County (+3.2%), had more closed sales in 2025 through the end of November.

The median of \$405,000 for November 2025 was just 0.6% above last year, reflecting more inventory and softer demand.

Market Outlook

It's been a rough market on the Eastern Shore with sales down compared to 2024. Looking ahead, 2026 is expected to bring more buyers out as mortgage rates dip further and economic uncertainty eases somewhat. The number of homes on the market will grow and continue to shift the balance. Buyers will have more time to look at homes and submit an offer in the year ahead.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

278

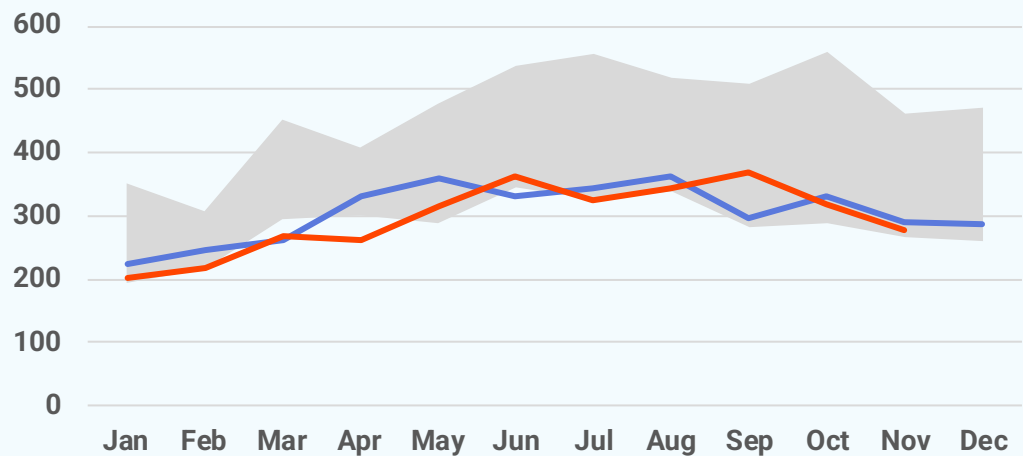
November 2025

-3.8%

Nov '25 vs. Nov '24
(Nov '24: 289)

-12.6%

Nov '25 vs. Oct '25
(Oct '25: 318)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$405,000

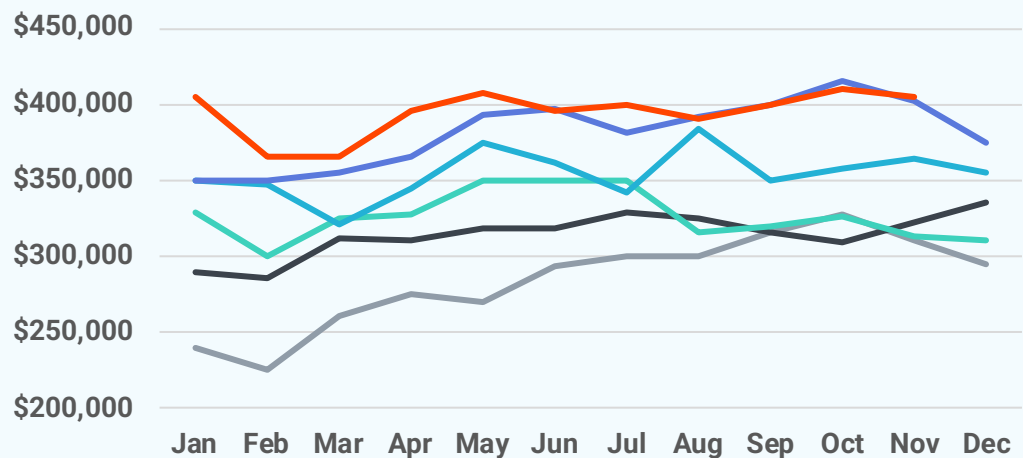
November 2025

+0.6%

Nov '25 vs. Nov '24
(Nov '24: \$402,500)

-1.2%

Nov '25 vs. Oct '25
(Oct '25: \$410,000)



Median Days on Market

29 days

November 2025

+10 days

Nov '25 vs. Nov '24
(Nov '24: 19 days)

+8 days

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



New Pending Sales

2025

2024

2020-2023 Range

291

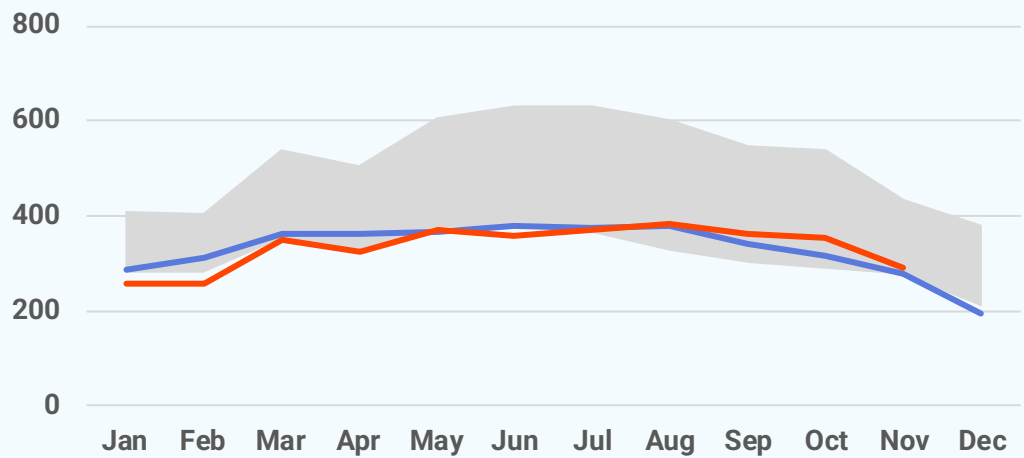
November 2025

+4.7%

Nov '25 vs. Nov '24
(Nov '24: 278)

-17.6%

Nov '25 vs. Oct '25
(Oct '25: 353)



New Listings

2025

2024

2020-2023 Range

229

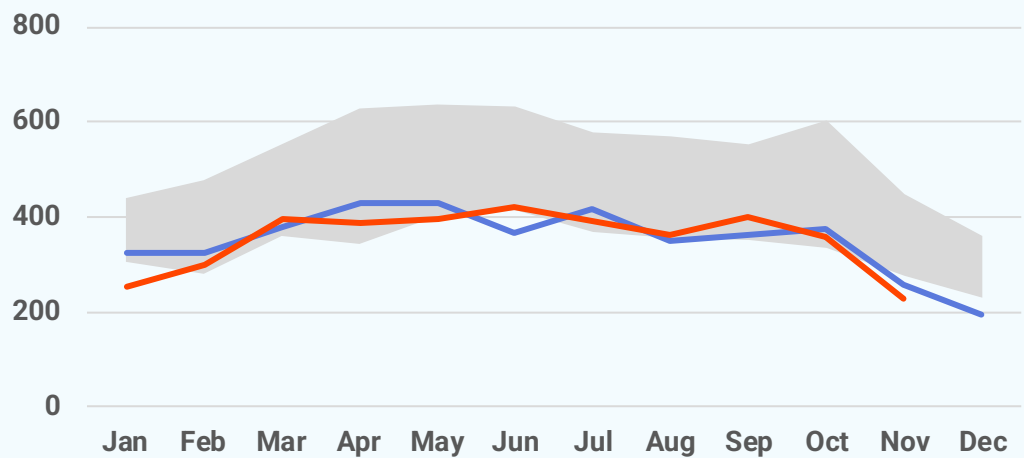
November 2025

-10.5%

Nov '25 vs. Nov '24
(Nov '24: 256)

-36.0%

Nov '25 vs. Oct '25
(Oct '25: 358)



Active Listings

1,065

November 2025

+20.1%

Nov '25 vs. Nov '24
(Nov '24: 887)

-6.6%

Nov '25 vs. Oct '25
(Oct '25: 1,140)



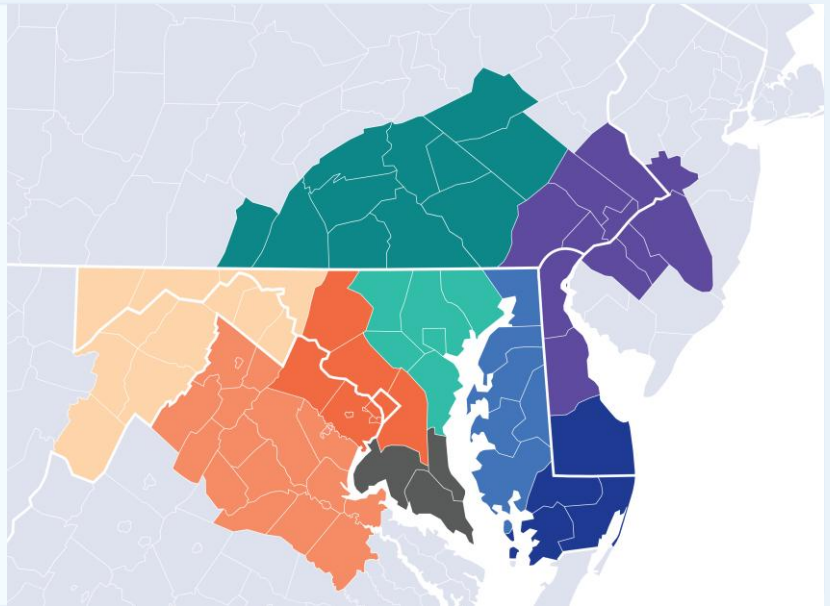
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Nov '25	vs. Nov '24	Nov '25	vs. Nov '24	Nov '25	vs. Nov '24
MD Eastern Shore	278	-3.8%	\$405,000	+0.6%	29 days	+10 days
Caroline County, MD	28	+3.7%	\$270,000	+2.3%	49 days	-4 days
Cecil County, MD	80	+5.3%	\$365,000	-0.7%	16 days	+4 days
Dorchester County, MD	33	-8.3%	\$285,450	-17.9%	41 days	-25 days
Kent County, MD	21	-12.5%	\$535,000	+45.6%	33 days	+20 days
Queen Anne's County, MD	76	+16.9%	\$553,500	+1.9%	27 days	+13 days
Talbot County, MD	40	-34.4%	\$487,000	-20.2%	63 days	+36 days

Local Markets	New Pending Sales		New Listings		Showings	
	Nov '25	vs. Nov '24	Nov '25	vs. Nov '24	Nov '25	vs. Nov '24
MD Eastern Shore	291	+4.7%	229	-10.5%	3,555	+6.1%
Caroline County, MD	25	-10.7%	20	+0.0%	360	+43.4%
Cecil County, MD	90	+34.3%	77	-6.1%	982	-3.0%
Dorchester County, MD	40	-14.9%	39	+11.4%	442	+10.0%
Kent County, MD	21	-4.5%	16	-20.0%	237	-11.6%
Queen Anne's County, MD	63	-8.7%	36	-30.8%	847	-3.4%
Talbot County, MD	52	+15.6%	41	-12.8%	687	+27.2%

Local Markets	Active Listings		Months of Supply	
	Nov '25	vs. Nov '24	Nov '25	vs. Nov '24
MD Eastern Shore	1,065	+20.1%	3.53	+0.67 months
Caroline County, MD	107	+33.8%	3.69	+0.83 months
Cecil County, MD	219	+7.4%	2.43	+0.24 months
Dorchester County, MD	229	+46.8%	5.87	+2.4 months
Kent County, MD	85	-3.4%	3.70	+0.18 months
Queen Anne's County, MD	195	+4.3%	2.75	+0.08 months
Talbot County, MD	230	+33.7%	5.00	+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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