

August 2026 Housing Market Report

Prepared by Bright Research

Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	320	344	-7.0%	2,419	2,346	+3.1%
Median Sold Price	\$425,000	\$390,000	+9.0%	\$396,025	\$389,900	+1.6%
Median Days on Market	35 days	33 days	+2 days	27 days	22 days	+5 days
New Pending Sales	339	381	-11.0%	2,584	2,566	+0.7%
New Listings	352	362	-2.8%	3,585	3,524	+1.7%
Active Listings	1,298	1,112	+16.7%	1,298	1,112	+16.7%
Months of Supply	4.20	3.73	+0.47 mos.	4.20	3.73	+0.47 mos.
Showings	4,714	4,827	-2.3%	33,767	33,774	-0.0%

Housing Market Trends

Buyers on the Eastern Shore pull back in August.

Closed sales dropped 7.0% year-over-year in August and new pending sales plummeted 11.0% compared to what they were a year ago. Despite shifting market conditions in August, closed sales in the region in 2026 remain ahead of 2025 by 3.1%.

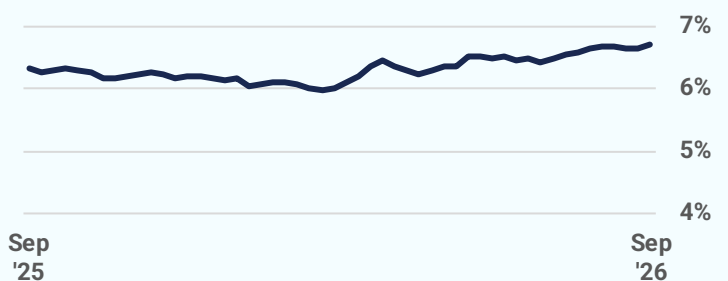
Climbing mortgage rates along with continued price growth put financial pressure on buyers. The median price of \$425,000 in August 2026 was 9.0% higher than last year.

Seller trends diverge by county across the Eastern Shore. While the 352 new listings added was 2.8% lower than August 2025, new listings in Kent, Queen Anne's and Talbot counties were higher than a year ago. Sellers in these areas are continuing to add fresh listings, while listing activity in Caroline, Cecil, and Dorchester counties is lower than 2025.

Market Outlook

The Maryland Eastern Shore market had a rough August, and more bumps could be on the way in the fall months. Higher mortgage rates could further dissuade buyers. Showing activity reveals more interest in some areas than others. Expect both buyers and sellers to move cautiously through the remainder of the year.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

320

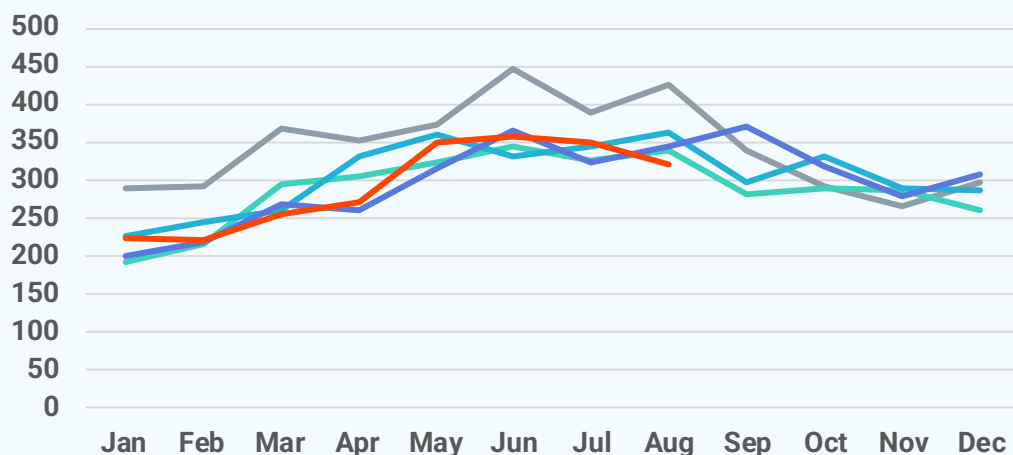
August 2026

-7.0%

Aug '26 vs. Aug '25
(Aug '25: 344)

-8.3%

Aug '26 vs. Jul '26
(Jul '26: 349)



Median Sold Price

2026

2025

2024

2023

2022

\$425,000

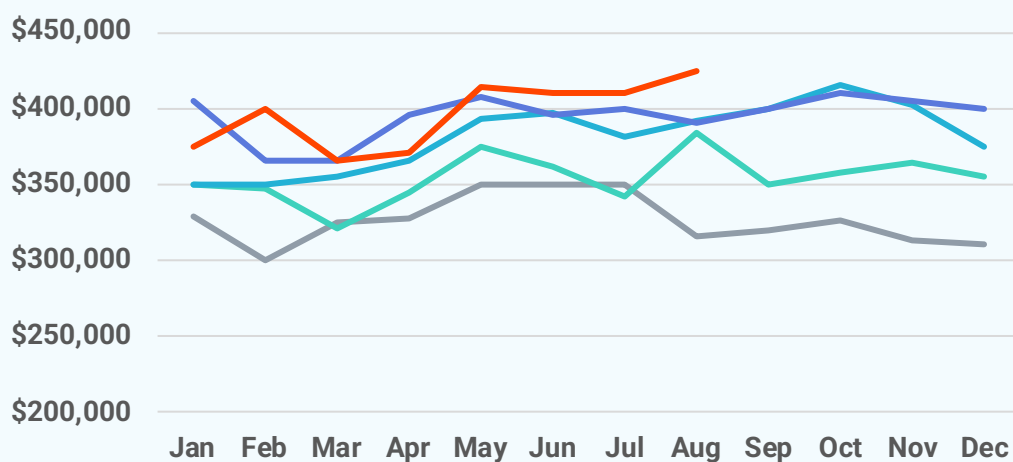
August 2026

+9.0%

Aug '26 vs. Aug '25
(Aug '25: \$390,000)

+3.7%

Aug '26 vs. Jul '26
(Jul '26: \$410,000)



Median Days on Market

2026

2025

2024

2023

2022

35 days

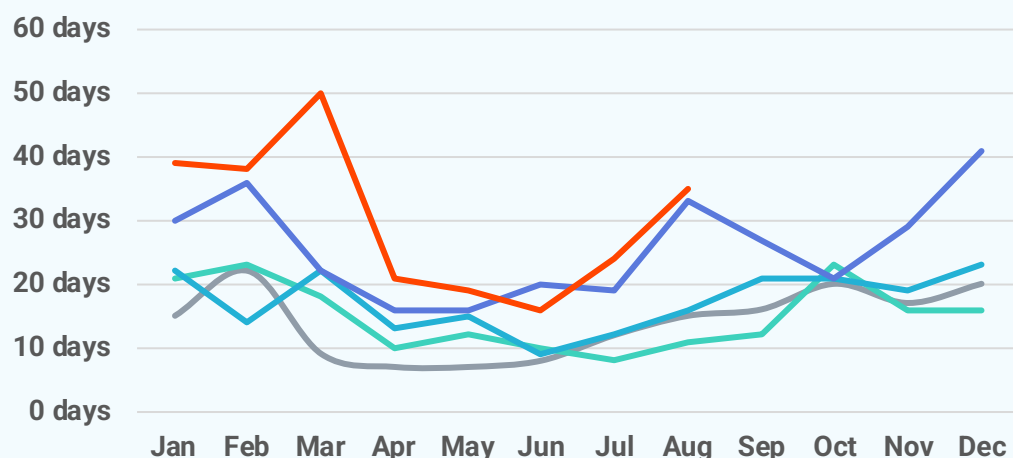
August 2026

+2 days

Aug '26 vs. Aug '25
(Aug '25: 33 days)

+11 days

Aug '26 vs. Jul '26
(Jul '26: 24 days)



New Pending Sales

2026

2025

2024

2023

2022

339

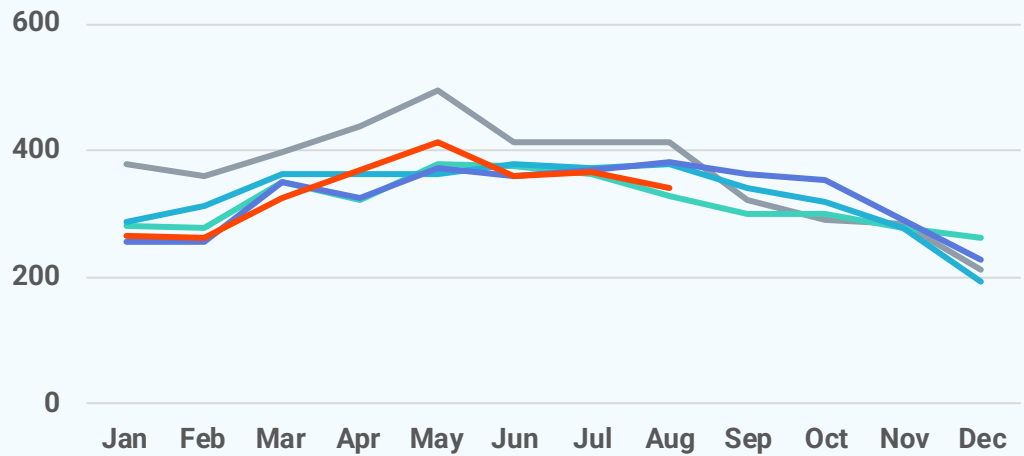
August 2026

-11.0%

Aug '26 vs. Aug '25
(Aug '25: 381)

-7.6%

Aug '26 vs. Jul '26
(Jul '26: 367)



New Listings

2026

2025

2024

2023

2022

352

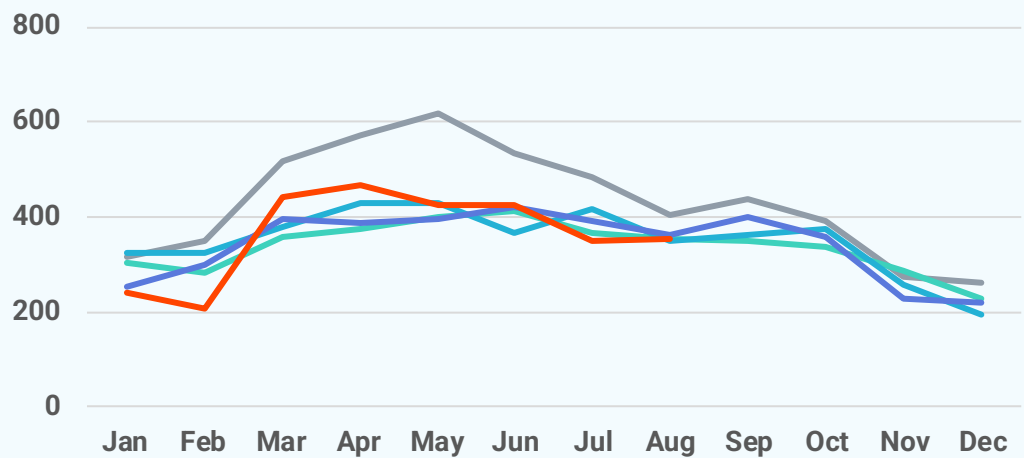
August 2026

-2.8%

Aug '26 vs. Aug '25
(Aug '25: 362)

+1.4%

Aug '26 vs. Jul '26
(Jul '26: 347)



Active Listings

2026

2025

2024

2023

2022

1,298

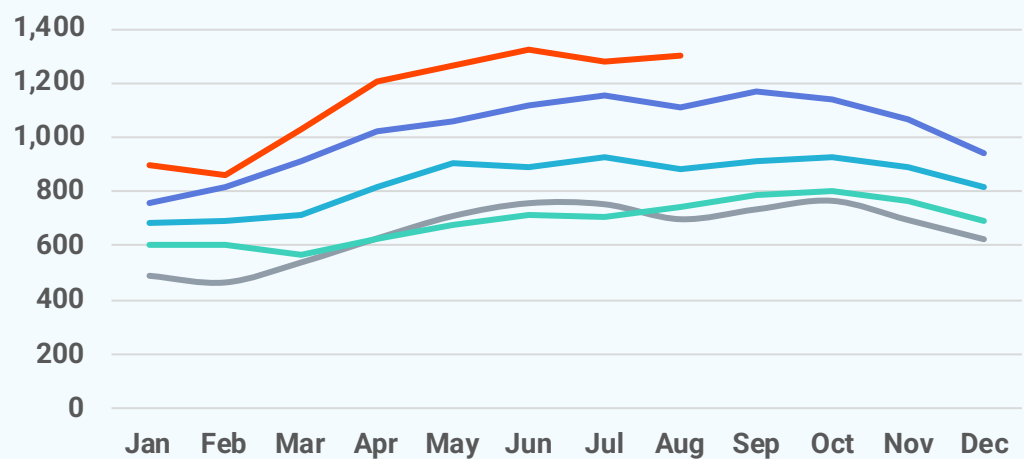
August 2026

+16.7%

Aug '26 vs. Aug '25
(Aug '25: 1,112)

+1.2%

Aug '26 vs. Jul '26
(Jul '26: 1,282)



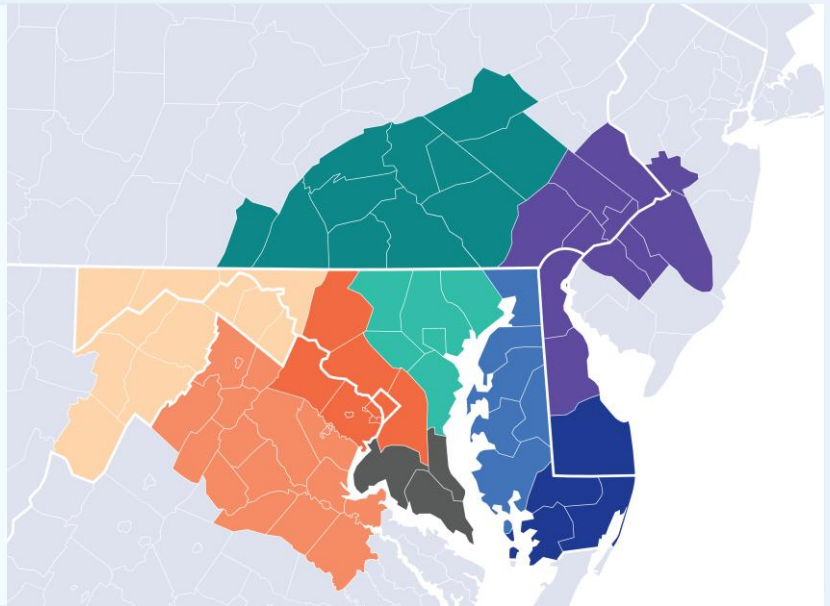
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
MD Eastern Shore	320	-7.0%	\$425,000	+9.0%	35 days	+2 days
Caroline County, MD	24	-17.2%	\$329,750	+24.4%	23 days	-11 days
Cecil County, MD	79	-21.0%	\$405,000	+15.7%	18 days	+0 days
Dorchester County, MD	42	-6.7%	\$304,950	+8.9%	72 days	-2 days
Kent County, MD	27	-12.9%	\$410,000	+18.8%	22 days	+3 days
Queen Anne's County, MD	80	+8.1%	\$565,000	+3.4%	37 days	+5 days
Talbot County, MD	68	+4.6%	\$453,750	-21.6%	66 days	+22 days

Local Markets	New Pending Sales		New Listings		Showings	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
MD Eastern Shore	339	-11.0%	352	-2.8%	4,714	-2.3%
Caroline County, MD	38	+2.7%	32	-13.5%	424	+32.1%
Cecil County, MD	101	-12.9%	103	-10.4%	1,560	-6.6%
Dorchester County, MD	40	-21.6%	39	-30.4%	521	-21.5%
Kent County, MD	26	+13.0%	32	+18.5%	387	+39.7%
Queen Anne's County, MD	79	-11.2%	81	+15.7%	1,051	+1.1%
Talbot County, MD	55	-15.4%	65	+14.0%	771	-9.8%

Local Markets	Active Listings		Months of Supply	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
MD Eastern Shore	1,298	+16.7%	4.20	+0.47 months
Caroline County, MD	110	+14.6%	3.79	+0.36 months
Cecil County, MD	280	+13.8%	3.04	+0.24 months
Dorchester County, MD	248	+14.8%	6.20	+0.66 months
Kent County, MD	141	+78.5%	6.41	+3.12 months
Queen Anne's County, MD	276	+12.7%	3.83	+0.33 months
Talbot County, MD	243	+5.7%	4.76	-0.13 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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