

September 2025 Housing Market Report

Prepared by Bright Research

Data as of October 6, 2025

Key Market Statistics	Sep 2025	Sep 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	370	297	+24.6%	2,724	2,814	-3.2%
Median Sold Price	\$400,000	\$400,000	+0.0%	\$390,000	\$377,535	+3.3%
Median Days on Market	27 days	21 days	+6 days	24 days	15 days	+9 days
New Pending Sales	362	340	+6.5%	2,911	2,984	-2.4%
New Listings	400	362	+10.5%	4,017	3,873	+3.7%
Active Listings	1,170	911	+28.4%	1,170	911	+28.4%
Months of Supply	3.85	2.98	+0.87 mos.	3.85	2.98	+0.87 mos.
Showings	4,219	3,933	+7.3%	37,993	36,741	+3.4%

Housing Market Trends

Strong home sales activity in September on Maryland’s Eastern Shore. Closed sales, pending sales, and new listings were stronger year-over-year in September 2025. Though still behind year-to-date (-3.2%), closed sales made a comeback in September, up a whopping 24.6% compared to last year.

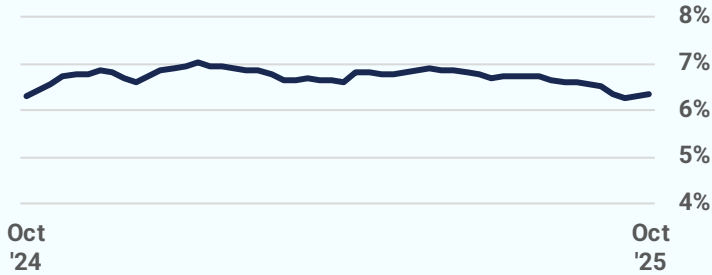
New pending sales were also higher, up 6.5%, and could be a harbinger of a good October. Only Talbot County had lower pending sales this month. Pending sales have lagged new listings, which has led to an increase in the number of homes on the market at the end of the month. At the end of September, there were 1,170 active listings on the Maryland Eastern Shore, up 28.4% compared to a year ago.

The increase in inventory has had an impact on prices, with price growth cooling significantly. The median price was flat in September 2025 at \$400,000. The median days on market also was higher than a year ago at 27 days for closed sales in September.

Market Outlook

Lower rates boosted housing market activity in September. However, mortgage rates aren’t as favorable as a year ago and buyers and sellers have remained cautious. This year the housing market on Maryland’s Eastern Shore has been sluggish and could end with fewer closed sales than 2024. Buyers and sellers should prepare to negotiate as market dynamics continue to shift.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

370

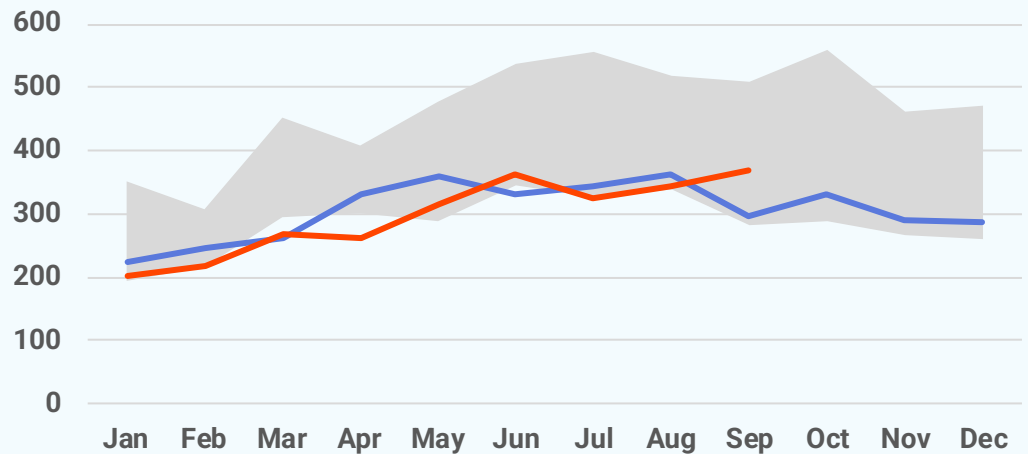
September 2025

+24.6%

Sep '25 vs. Sep '24
(Sep '24: 297)

+7.6%

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



Median Sold Price

2025

2024

2023

2022

2021

2020

\$400,000

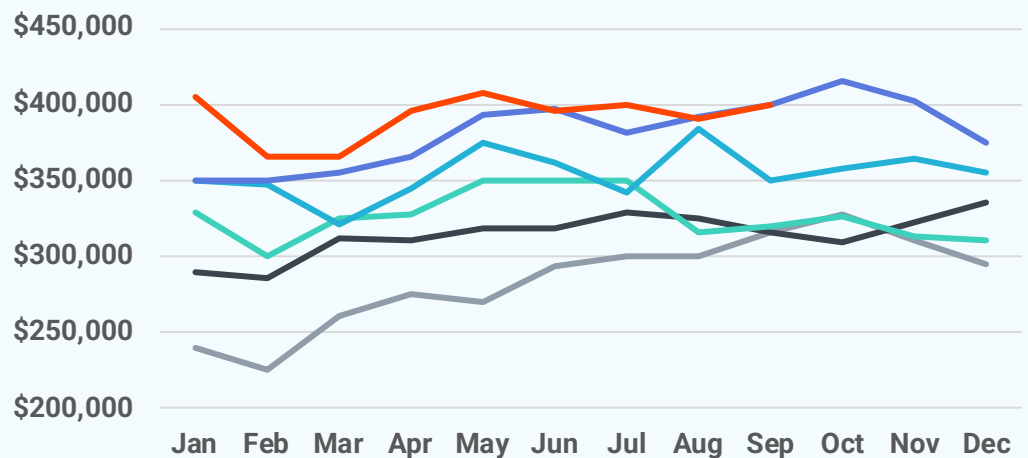
September 2025

+0.0%

Sep '25 vs. Sep '24
(Sep '24: \$400,000)

+2.6%

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



Median Days on Market

27 days

September 2025

+6 days

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

-6 days

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



New Pending Sales

2025

2024

2020-2023 Range

362

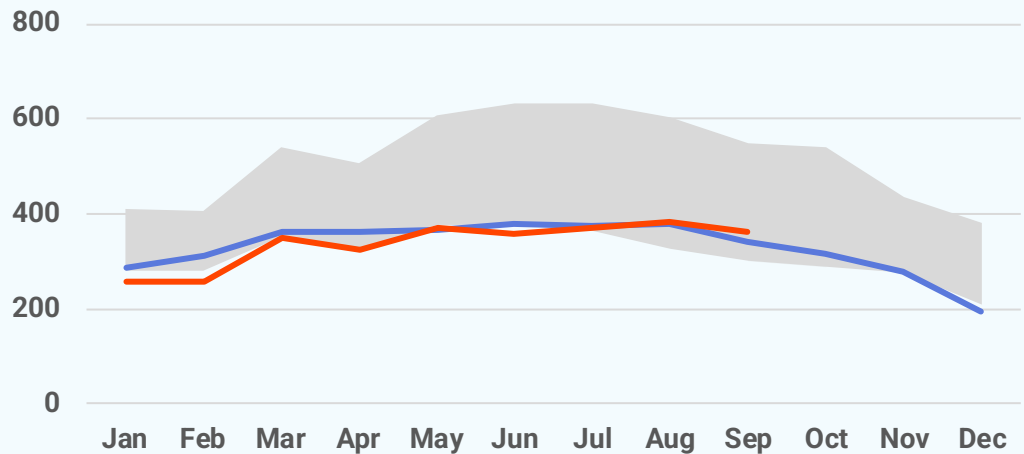
September 2025

+6.5%

Sep '25 vs. Sep '24
(Sep '24: 340)

-5.0%

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



New Listings

2025

2024

2020-2023 Range

400

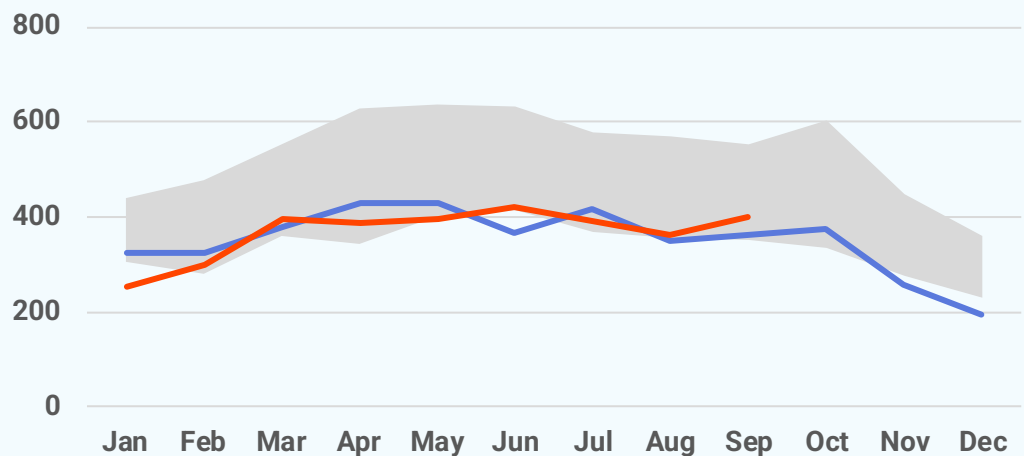
September 2025

+10.5%

Sep '25 vs. Sep '24
(Sep '24: 362)

+10.5%

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



Active Listings

1,170

September 2025

+28.4%

Sep '25 vs. Sep '24
(Sep '24: 911)

+5.2%

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



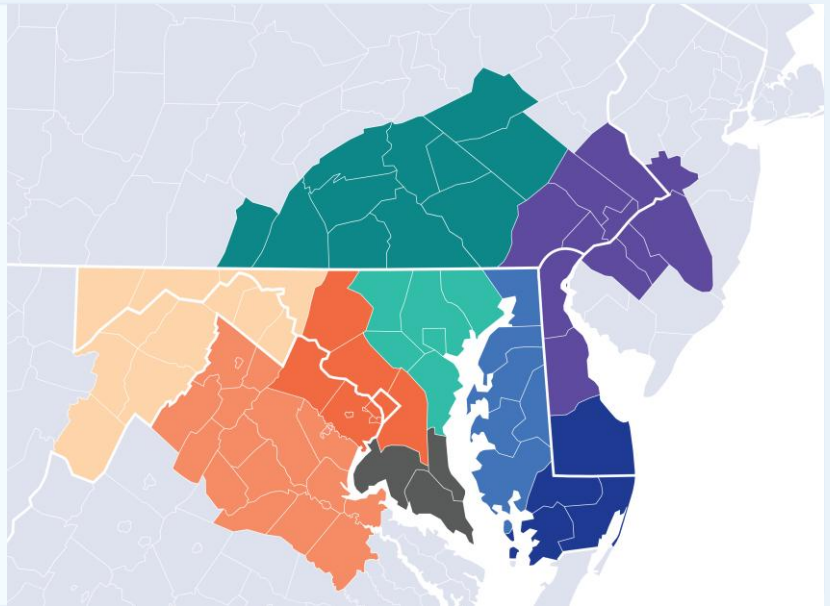
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
MD Eastern Shore	370	+24.6%	\$400,000	+0.0%	27 days	+6 days
Caroline County, MD	38	+26.7%	\$315,000	-8.8%	23 days	+3 days
Cecil County, MD	114	+22.6%	\$374,000	-11.0%	13 days	-1 day
Dorchester County, MD	57	+39.0%	\$280,000	-5.1%	45 days	-9 days
Kent County, MD	21	-16.0%	\$415,000	+29.7%	20 days	-3 days
Queen Anne's County, MD	81	+11.0%	\$540,656	-3.5%	33 days	+14 days
Talbot County, MD	59	+68.6%	\$530,000	-1.9%	45 days	+9 days

Local Markets	New Pending Sales		New Listings		Showings	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
MD Eastern Shore	362	+6.5%	400	+10.5%	4,219	+7.3%
Caroline County, MD	42	+2.4%	34	-17.1%	311	+3.7%
Cecil County, MD	101	+14.8%	94	+8.0%	1,241	+8.3%
Dorchester County, MD	47	+17.5%	91	+71.7%	583	+13.2%
Kent County, MD	29	+7.4%	33	-10.8%	279	-16.0%
Queen Anne's County, MD	90	+7.1%	80	-13.0%	977	+19.1%
Talbot County, MD	53	-11.7%	68	+30.8%	828	+1.0%

Local Markets	Active Listings		Months of Supply	
	Sep '25	vs. Sep '24	Sep '25	vs. Sep '24
MD Eastern Shore	1,170	+28.4%	3.85	+0.87 months
Caroline County, MD	96	+18.5%	3.43	+0.54 months
Cecil County, MD	244	+12.4%	2.71	+0.4 months
Dorchester County, MD	258	+56.4%	6.45	+2.78 months
Kent County, MD	86	+3.6%	3.58	+0.39 months
Queen Anne's County, MD	231	+13.8%	3.25	+0.26 months
Talbot County, MD	255	+57.4%	5.31	+1.54 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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