

July 2025 Housing Market Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics

	Jul 2025	Jul 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	324	344	-5.8%	1,993	2,139	-6.8%
Median Sold Price	\$399,000	\$381,250	+4.7%	\$389,900	\$373,950	+4.3%
Median Days on Market	19 days	12 days	+7 days	21 days	13 days	+8 days
New Pending Sales	368	373	-1.3%	2,205	2,323	-5.1%
New Listings	392	418	-6.2%	3,079	3,050	+1.0%
Active Listings	1,151	925	+24.4%	1,151	925	+24.4%
Months of Supply	3.84	3.05	+0.79 mos.	3.84	3.05	+0.79 mos.
Showings	4,698	4,531	+3.7%	28,947	28,661	+1.0%

Housing Market Trends

Eastern Shore housing market continues to be sluggish in July. There were 324 closed sales across the region in July, a 5.8% decline from July 2024 sales. The number of new pending sales was down 1.3% compared to a year ago. Both closed and pending sales are tracking significantly below last year's levels.

New listing activity was up sharply in June, but in July, there were 392 new listings that came onto the market on the Eastern Shore, a 6.2% drop from July 2024 and a 6.7% drop from June.

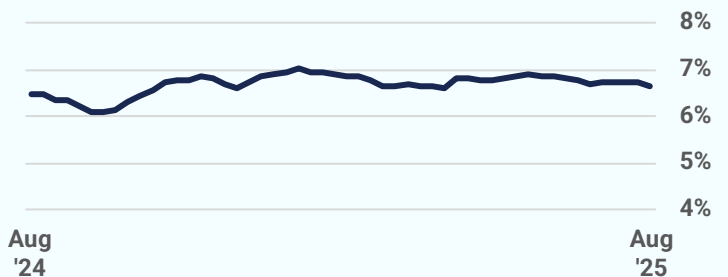
Inventory is rising in the region as new listings outpace new pending sales. At the end of July, there were 1,151 active listings, a 24.4% increase from a year ago.

With more inventory on the market, price growth has been slowing on the Eastern Shore. The median sold price in July was \$399,000, which was up 4.7% year-over-year.

Market Outlook

Economic uncertainty has led to a relatively slow housing market on the Eastern Shore. Buyers have been holding back but could be enticed into the market if mortgage rates fall and inventory continues to climb. Home price growth should continue to moderate, but affordability is still going to be a major obstacle for some would-be buyers this fall.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

324

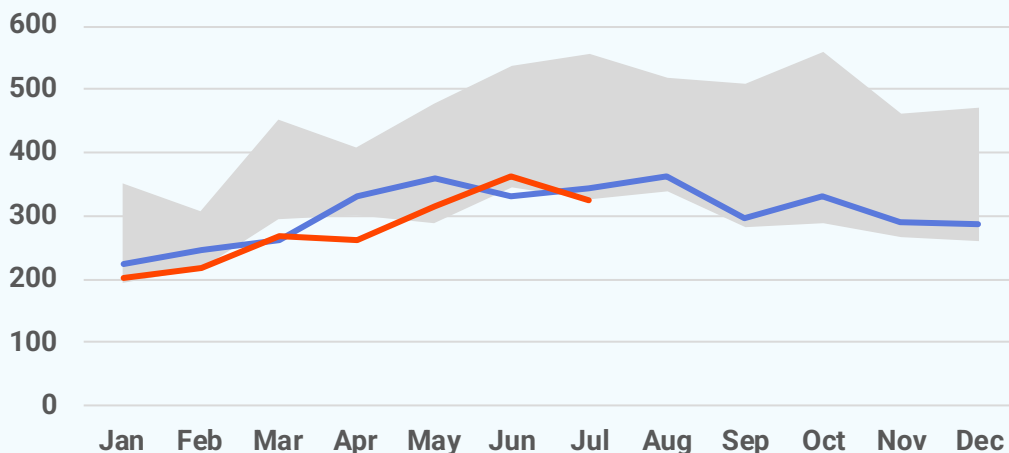
July 2025

-5.8%

Jul '25 vs. Jul '24
(Jul '24: 344)

-11.0%

Jul '25 vs. Jun '25
(Jun '25: 364)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$399,000

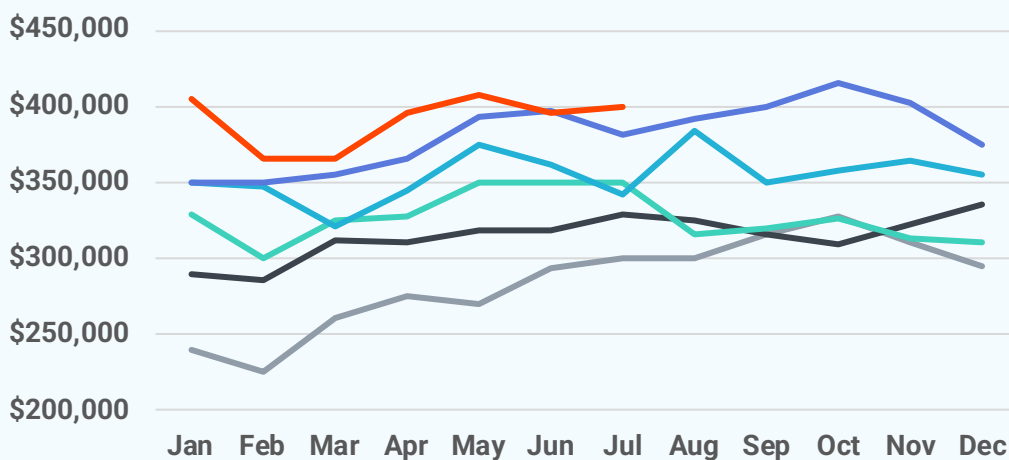
July 2025

+4.7%

Jul '25 vs. Jul '24
(Jul '24: \$381,250)

+1.0%

Jul '25 vs. Jun '25
(Jun '25: \$395,000)



Median Days on Market

19 days

July 2025

+7 days

Jul '25 vs. Jul '24
(Jul '24: 12 days)

-1 day

Jul '25 vs. Jun '25
(Jun '25: 20 days)



New Pending Sales

2025

2024

2020-2023 Range

368

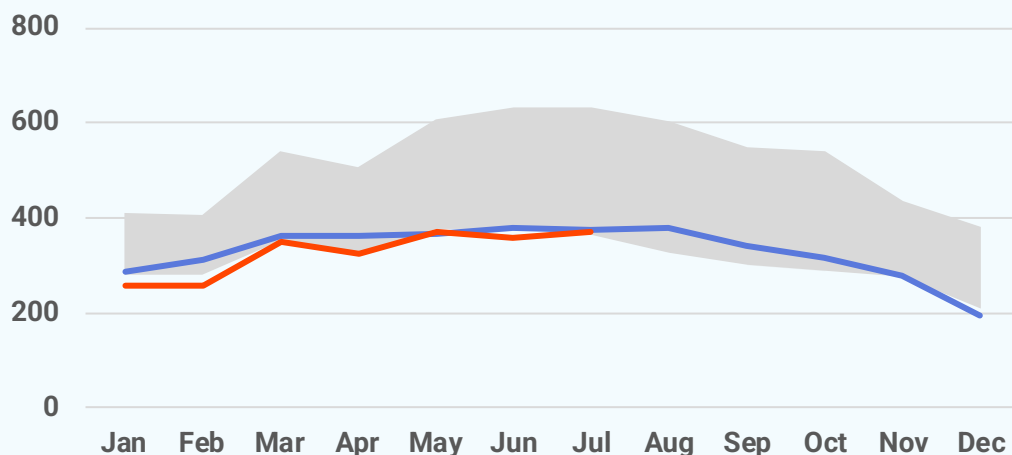
July 2025

-1.3%

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

+2.5%

Jul '25 vs. Jun '25
(Jun '25: 359)



New Listings

2025

2024

2020-2023 Range

392

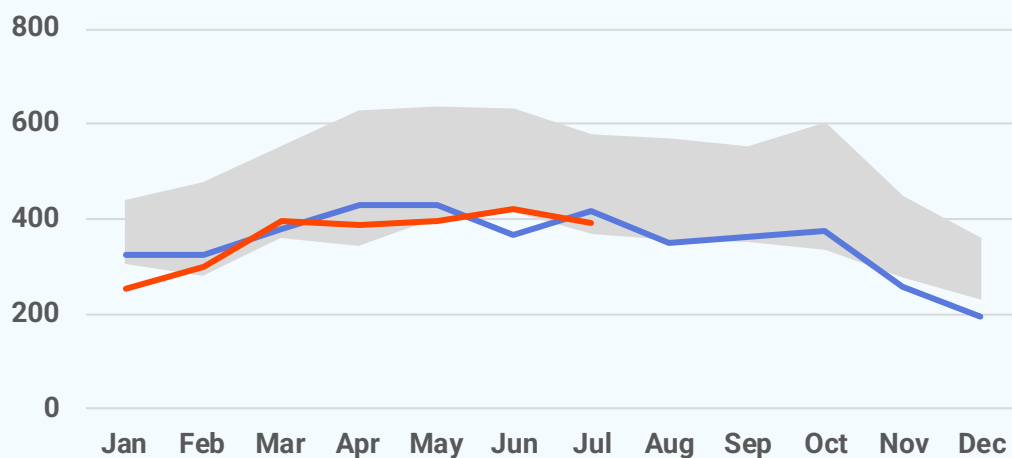
July 2025

-6.2%

Jul '25 vs. Jul '24
(Jul '24: 418)

-6.7%

Jul '25 vs. Jun '25
(Jun '25: 420)



Active Listings

1,151

July 2025

+24.4%

Jul '25 vs. Jul '24
(Jul '24: 925)

+3.1%

Jul '25 vs. Jun '25
(Jun '25: 1,116)



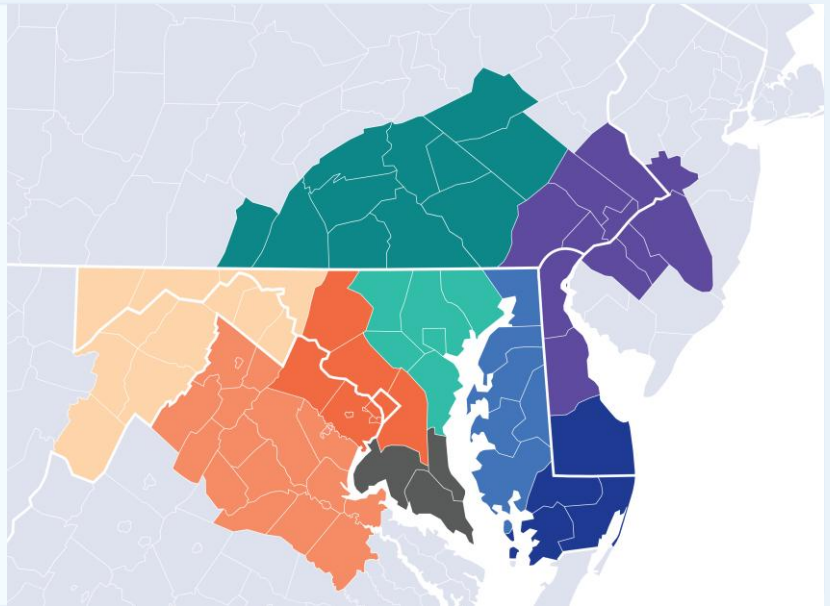
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
MD Eastern Shore	324	-5.8%	\$399,000	+4.7%	19 days	+7 days
Caroline County, MD	32	-3.0%	\$332,500	+2.3%	34 days	+9 days
Cecil County, MD	106	-3.6%	\$366,725	-2.7%	13 days	+7 days
Dorchester County, MD	36	-37.9%	\$295,000	+9.3%	30 days	+4 days
Kent County, MD	30	+30.4%	\$367,500	+0.7%	7 days	-14 days
Queen Anne's County, MD	75	+7.1%	\$495,000	-6.2%	25 days	+17 days
Talbot County, MD	45	-10.0%	\$545,000	+1.9%	42 days	+26 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
MD Eastern Shore	368	-1.3%	392	-6.2%	4,698	+3.7%
Caroline County, MD	37	-2.6%	36	-29.4%	332	-17.0%
Cecil County, MD	100	-10.7%	120	+10.1%	1,409	-5.8%
Dorchester County, MD	58	+11.5%	60	+11.1%	629	+19.4%
Kent County, MD	31	+6.9%	21	-32.3%	282	-26.2%
Queen Anne's County, MD	86	+3.6%	97	-17.8%	1,177	+31.2%
Talbot County, MD	56	-5.1%	58	+5.5%	869	+4.8%

Local Markets	Active Listings		Months of Supply	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
MD Eastern Shore	1,151	+24.4%	3.84	+0.79 months
Caroline County, MD	87	+3.6%	3.11	+0 months
Cecil County, MD	260	+11.1%	2.89	+0.35 months
Dorchester County, MD	238	+56.6%	6.10	+2.8 months
Kent County, MD	68	-6.8%	2.83	+0.13 months
Queen Anne's County, MD	254	+22.7%	3.53	+0.35 months
Talbot County, MD	244	+39.4%	5.30	+1.32 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.

Please contact **Christy Reap**,
Media Relations Director with
interview or information requests:

- (202) 309-9362
- christy.reap@brightmls.com