

# May 2025 Housing Market Report

Prepared by Bright Research

Data as of June 5, 2025

## Key Market Statistics

	May 2025	May 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	315	359	-12.3%	1,287	1,446	-11.0%
Median Sold Price	\$407,999	\$393,000	+3.8%	\$385,000	\$365,000	+5.5%
Median Days on Market	16 days	15 days	+1 day	22 days	16 days	+6 days
New Pending Sales	372	364	+2.2%	1,502	1,615	-7.0%
New Listings	394	427	-7.7%	2,033	2,132	-4.6%
Active Listings	1,058	904	+17.0%	1,058	904	+17.0%
Months of Supply	3.54	2.99	+0.55 mos.	3.54	2.99	+0.55 mos.
Showings	4,544	4,487	+1.3%	19,855	20,052	-1.0%

## Housing Market Trends

**Home sales activity at record lows in the Eastern Shore market.** In May, there were 315 home sales on the Eastern Shore, down 12.3% compared to last May. Year-to-date sales are 11.0% lower than a year ago, which was already a very slow year for home sales activity.

Persistently high mortgage rates and economic uncertainty are contributing to the slower-than-typical market. While the number of new pending sales in May was up 2.2% compared to a year ago, overall year-to-date pending sales are tracking 7.0% below last year.

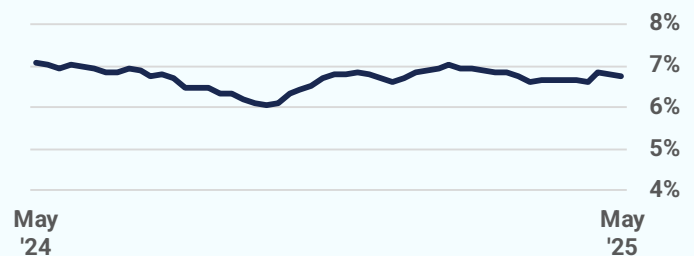
Homes are staying on the market longer and, as a result, inventory across the Eastern Shore has been increasing. At the end of May, there were 1,058 active listings in the region, a 17.0% increase over a year ago.

Although transactions have been slow, home prices are still rising on the Eastern Shore. In May, the median sold price was \$407,999, up 3.8% year-over-year.

## Market Outlook

Affordability has become a major constraint on the Eastern Shore. Home prices in the region are now more than 50% higher than they were in 2019. Elevated mortgage rates and economic uncertainty will continue to be headwinds to housing market activity this summer. However, buyers who remain in the market will have more leverage and more room to negotiate as inventory continues to increase.

### Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

## Closed Sales

2025

2024

2020-2023 Range

**315**

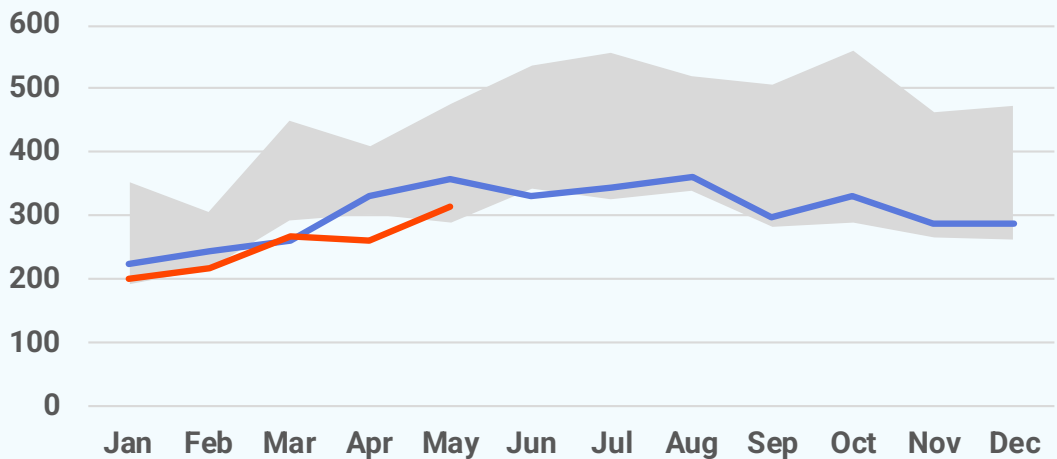
May 2025

**-12.3%**

May '25 vs. May '24  
(May '24: 359)

**+20.7%**

May '25 vs. Apr '25  
(Apr '25: 261)



## Median Sold Price

2025

2024

2023

2022

2021

2020

**\$407,999**

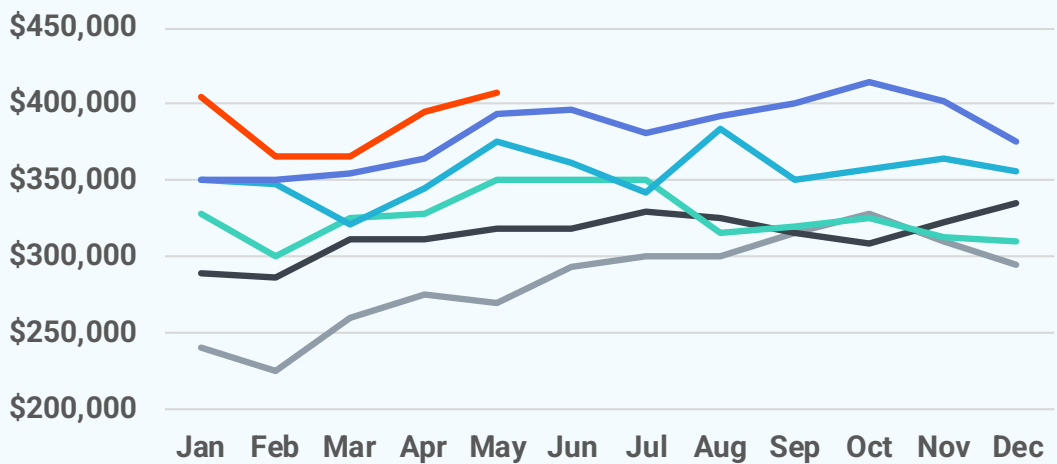
May 2025

**+3.8%**

May '25 vs. May '24  
(May '24: \$393,000)

**+3.3%**

May '25 vs. Apr '25  
(Apr '25: \$395,000)



## Median Days on Market

**16 days**

May 2025

**+1 day**

May '25 vs. May '24  
(May '24: 15 days)

**+0 days**

May '25 vs. Apr '25  
(Apr '25: 16 days)



## New Pending Sales

2025

2024

2020-2023 Range

**372**

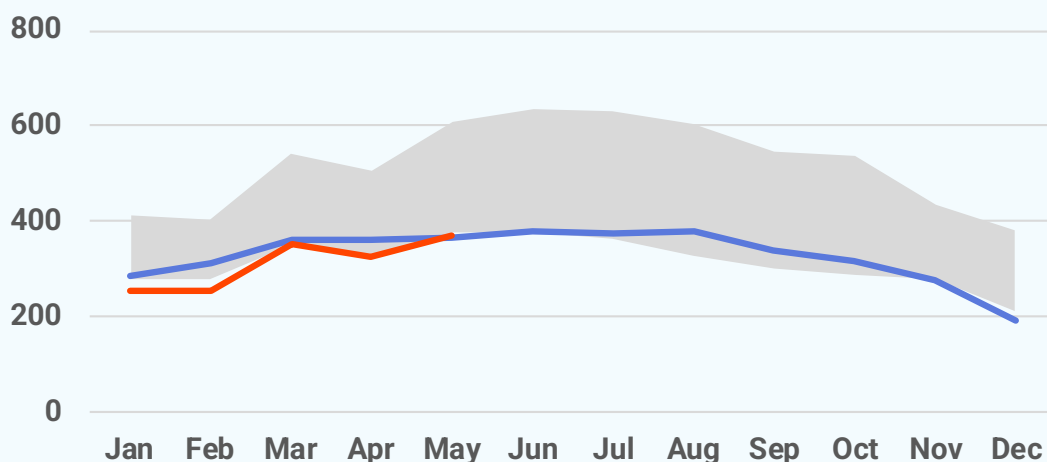
May 2025

**+2.2%**

May '25 vs. May '24  
(May '24: 364)

**+14.5%**

May '25 vs. Apr '25  
(Apr '25: 325)



## New Listings

2025

2024

2020-2023 Range

**394**

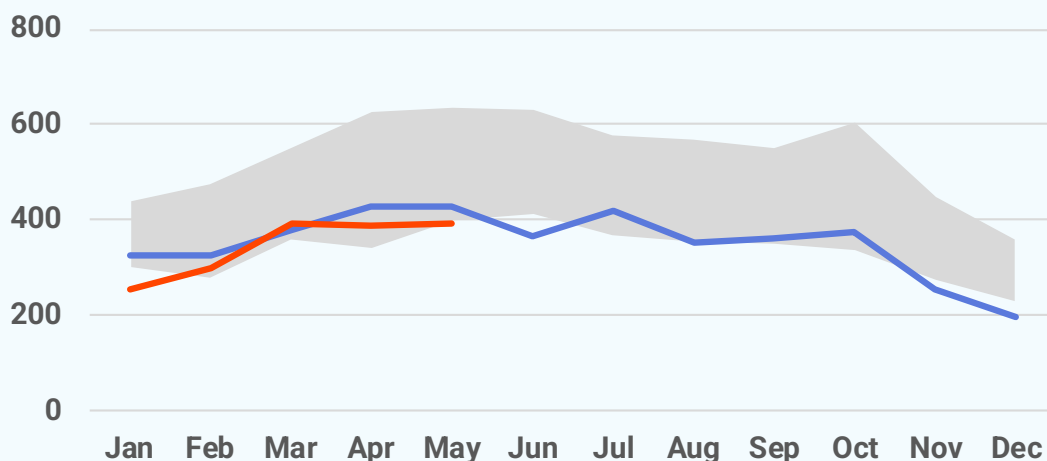
May 2025

**-7.7%**

May '25 vs. May '24  
(May '24: 427)

**+1.5%**

May '25 vs. Apr '25  
(Apr '25: 388)



## Active Listings

**1,058**

May 2025

**+17.0%**

May '25 vs. May '24  
(May '24: 904)

**+3.7%**

May '25 vs. Apr '25  
(Apr '25: 1,020)



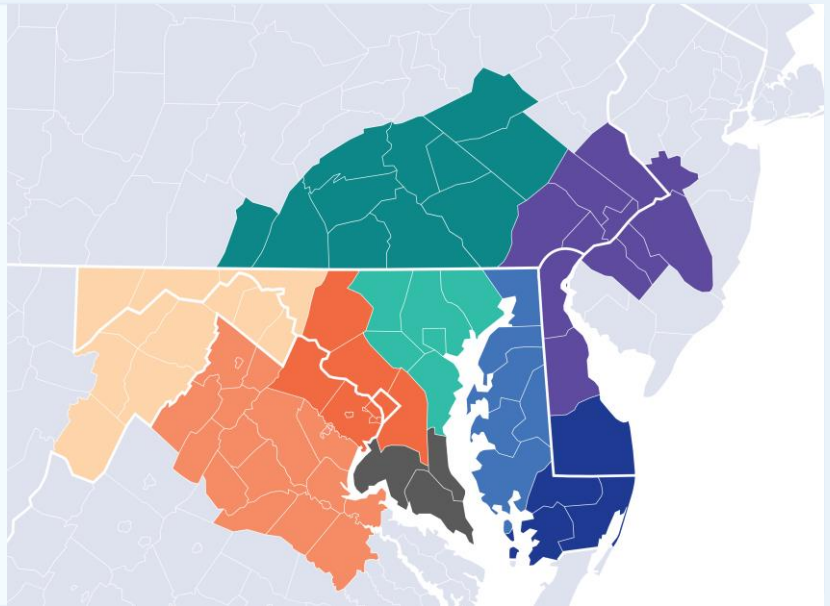
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	May '25	vs. May '24	May '25	vs. May '24	May '25	vs. May '24
MD Eastern Shore	315	-12.3%	\$407,999	+3.8%	16 days	+1 day
Caroline County, MD	35	+2.9%	\$325,000	+11.3%	43 days	+19 days
Cecil County, MD	92	-1.1%	\$365,000	-1.9%	10 days	+0 days
Dorchester County, MD	35	-38.6%	\$289,995	+6.0%	60 days	+20 days
Kent County, MD	24	-25.0%	\$385,000	-3.8%	12 days	-5 days
Queen Anne's County, MD	74	-14.0%	\$537,200	+1.4%	10 days	-4 days
Talbot County, MD	55	-3.5%	\$500,000	-5.7%	15 days	+6 days

Local Markets	New Pending Sales		New Listings		Showings	
	May '25	vs. May '24	May '25	vs. May '24	May '25	vs. May '24
MD Eastern Shore	372	+2.2%	394	-7.7%	4,544	+1.3%
Caroline County, MD	33	+6.5%	35	+0.0%	383	+24.4%
Cecil County, MD	122	+29.8%	113	-9.6%	1,484	-8.4%
Dorchester County, MD	47	-11.3%	87	+27.9%	599	+7.3%
Kent County, MD	39	+21.9%	25	-16.7%	398	+1.5%
Queen Anne's County, MD	80	-19.2%	68	-26.1%	993	+14.1%
Talbot County, MD	51	-7.3%	66	-14.3%	687	-7.0%

Local Markets	Active Listings		Months of Supply	
	May '25	vs. May '24	May '25	vs. May '24
MD Eastern Shore	1,058	+17.0%	3.54	+0.55 months
Caroline County, MD	93	+12.0%	3.32	+0.25 months
Cecil County, MD	226	+0.0%	2.54	+0.11 months
Dorchester County, MD	223	+26.7%	5.72	+1.81 months
Kent County, MD	70	+9.4%	3.04	+0.75 months
Queen Anne's County, MD	229	+27.2%	3.23	+0.46 months
Talbot County, MD	217	+24.0%	4.62	+0.45 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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