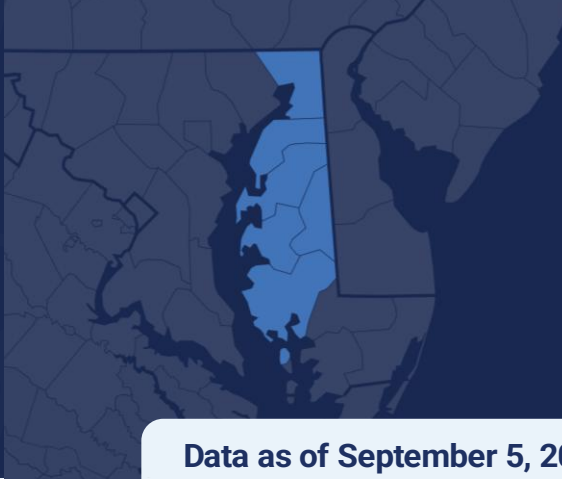


August 2025 Housing Market Report

Prepared by Bright Research



Data as of September 5, 2025

Key Market Statistics	Aug 2025	Aug 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	344	362	-5.0%	2,346	2,510	-6.5%
Median Sold Price	\$390,000	\$392,000	-0.5%	\$389,900	\$375,000	+4.0%
Median Days on Market	33 days	16 days	+17 days	22 days	14 days	+8 days
New Pending Sales	381	379	+0.5%	2,566	2,671	-3.9%
New Listings	362	350	+3.4%	3,524	3,456	+2.0%
Active Listings	1,112	885	+25.6%	1,112	885	+25.6%
Months of Supply	3.73	2.90	+0.83 mos.	3.73	2.90	+0.83 mos.
Showings	4,827	4,147	+16.4%	33,774	32,808	+2.9%

Housing Market Trends

Home sales continue to lag on the Eastern Shore. There were 344 closed sales in August 2025 which was 5.0% lower than August 2024. While overall sales in the region were down, Dorchester, Kent, and Talbot counties had more sales in August than last year. However, in all counties in the region, year-to-date closed sales are lagging last year's levels.

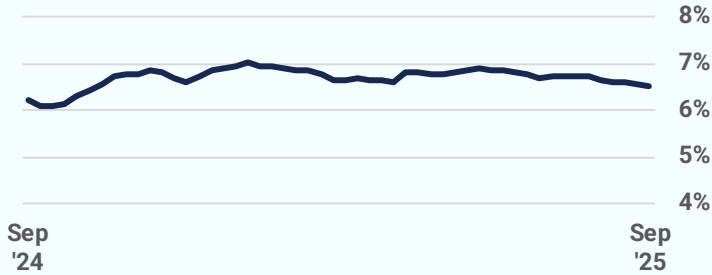
New pending sales were up slightly in August, +0.5% on the Eastern Shore, bolstered somewhat by declining mortgage rates. New listings were also up this month though the trend was split among the counties. Year-to-date new listings overall are up modestly in the region. Caroline, Cecil, and Dorchester counties have more new listings than last year while Kent, Queen Anne's, and Talbot have fewer.

Inventory has risen 25.6% compared to last year and the days on market slowed significantly over the summer. In August, the median days on market was 33 days which was 17 days slower than last year.

Market Outlook

The 2025 market has continued to stumble along on the Maryland Eastern Shore. Headwinds such as affordability issues and economic uncertainty have held the market back and transactions look to be lower this year than last. Prices have softened recently, and sellers this fall will need to reset expectations.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

344

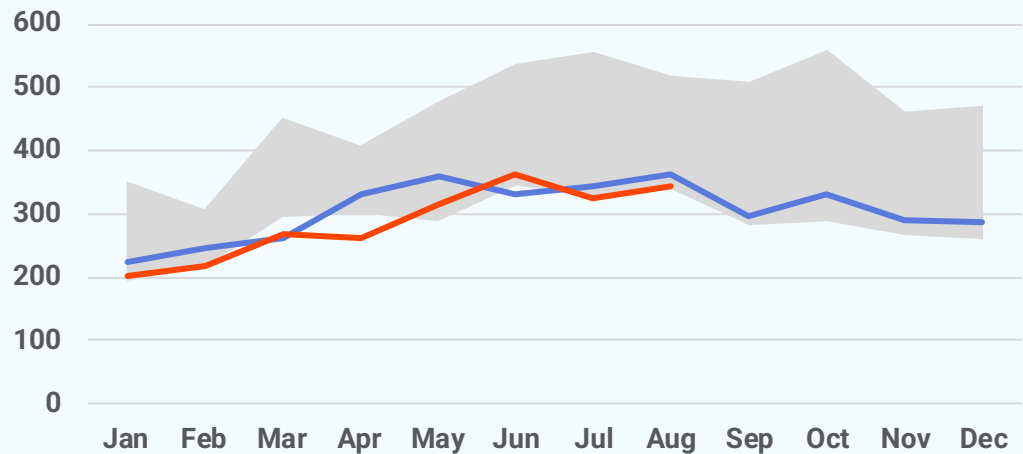
August 2025

-5.0%

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

+6.2%

Aug '25 vs. Jul '25
(Jul '25: 324)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$390,000

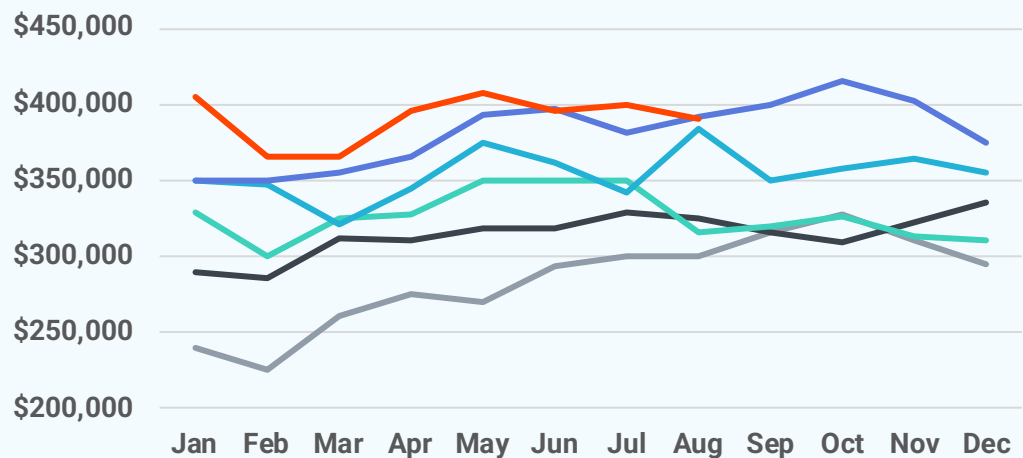
August 2025

-0.5%

Aug '25 vs. Aug '24
(Aug '24: \$392,000)

-2.3%

Aug '25 vs. Jul '25
(Jul '25: \$399,000)



Median Days on Market

33 days

August 2025

+17 days

Aug '25 vs. Aug '24
(Aug '24: 16 days)

+14 days

Aug '25 vs. Jul '25
(Jul '25: 19 days)



New Pending Sales

2025

2024

2020-2023 Range

381

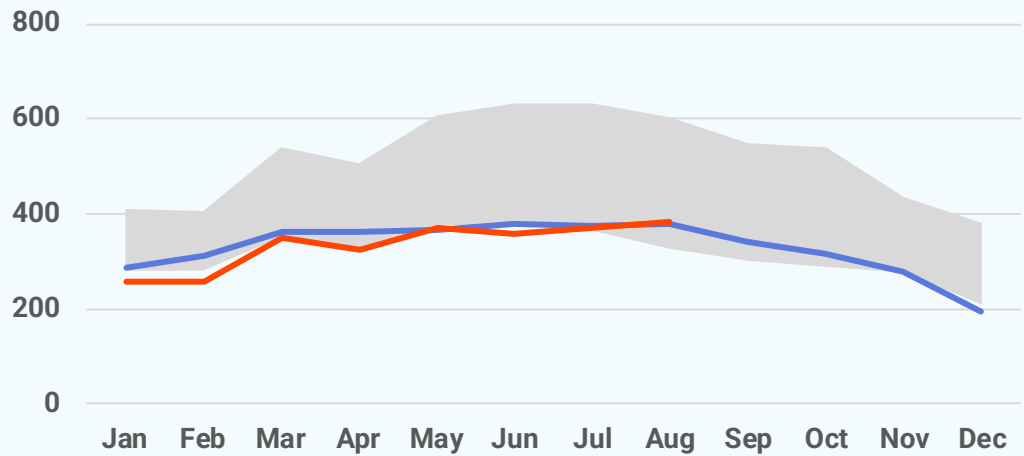
August 2025

+0.5%

Aug '25 vs. Aug '24
(Aug '24: 379)

+3.5%

Aug '25 vs. Jul '25
(Jul '25: 368)



New Listings

2025

2024

2020-2023 Range

362

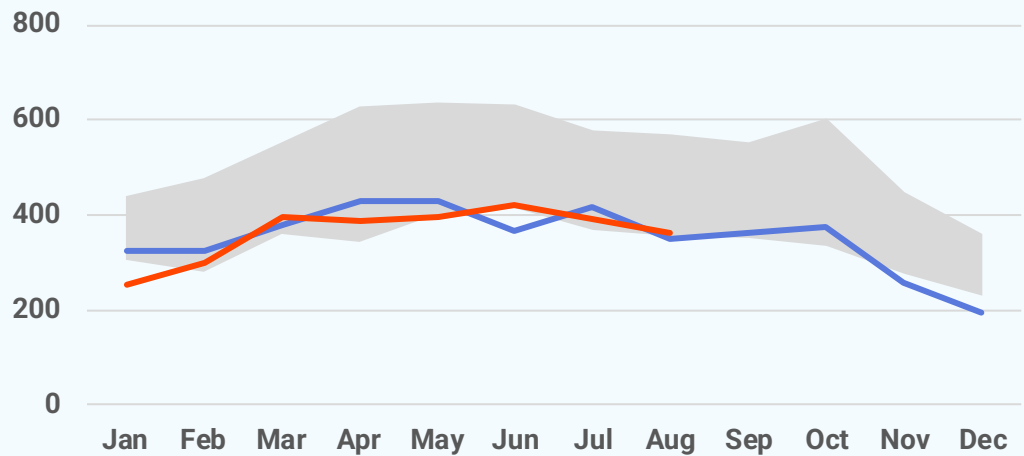
August 2025

+3.4%

Aug '25 vs. Aug '24
(Aug '24: 350)

-7.7%

Aug '25 vs. Jul '25
(Jul '25: 392)



Active Listings

1,112

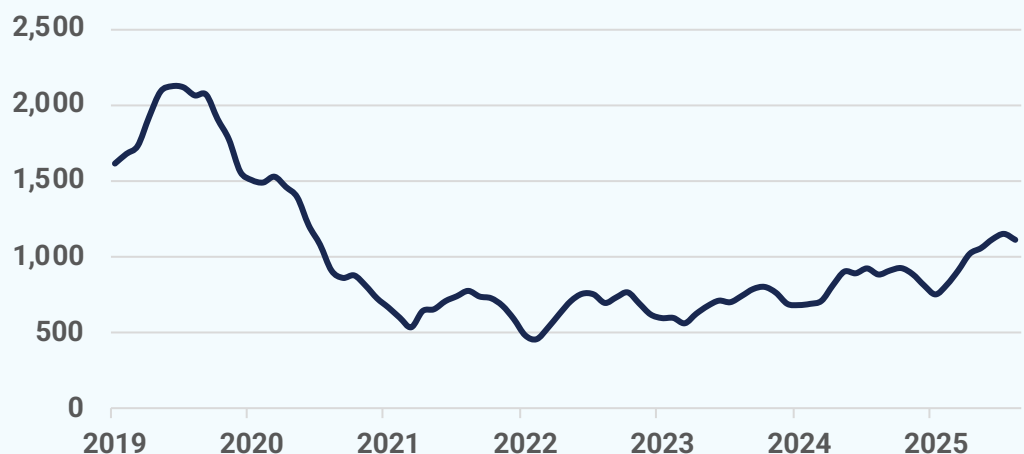
August 2025

+25.6%

Aug '25 vs. Aug '24
(Aug '24: 885)

-3.4%

Aug '25 vs. Jul '25
(Jul '25: 1,151)



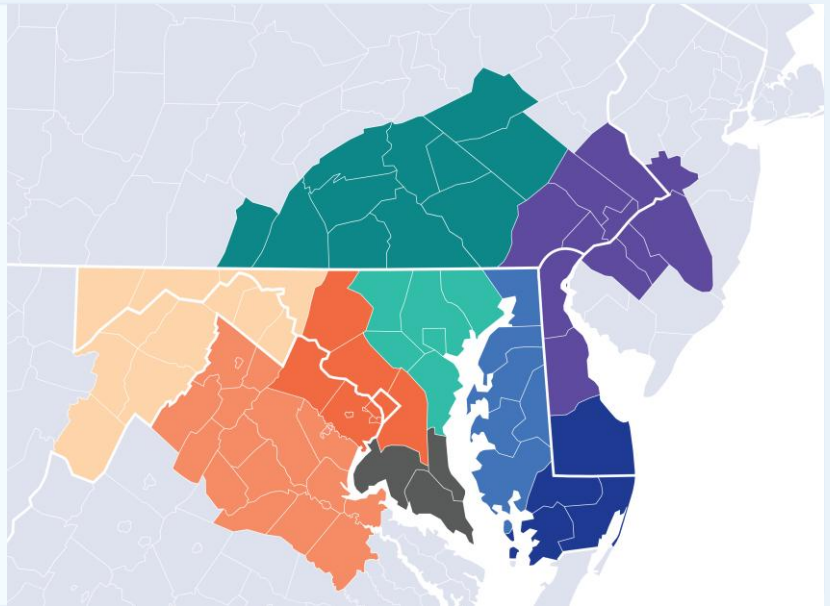
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
MD Eastern Shore	344	-5.0%	\$390,000	-0.5%	33 days	+17 days
Caroline County, MD	29	-14.7%	\$265,000	-16.9%	34 days	+14 days
Cecil County, MD	100	-12.3%	\$350,000	-5.9%	18 days	+8 days
Dorchester County, MD	45	+12.5%	\$280,000	+4.1%	74 days	+6 days
Kent County, MD	31	+29.2%	\$345,000	-16.4%	19 days	+6 days
Queen Anne's County, MD	74	-17.8%	\$546,500	+3.8%	32 days	+19 days
Talbot County, MD	65	+8.3%	\$579,000	+28.7%	44 days	+24 days

Local Markets	New Pending Sales		New Listings		Showings	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
MD Eastern Shore	381	+0.5%	362	+3.4%	4,827	+16.4%
Caroline County, MD	37	+12.1%	37	+32.1%	321	-14.9%
Cecil County, MD	116	+0.9%	115	+11.7%	1,670	+28.7%
Dorchester County, MD	51	-3.8%	56	+19.1%	664	+45.3%
Kent County, MD	23	-30.3%	27	-10.0%	277	-32.4%
Queen Anne's County, MD	89	-7.3%	70	-19.5%	1,040	+10.4%
Talbot County, MD	65	+32.7%	57	+3.6%	855	+29.0%

Local Markets	Active Listings		Months of Supply	
	Aug '25	vs. Aug '24	Aug '25	vs. Aug '24
MD Eastern Shore	1,112	+25.6%	3.73	+0.83 months
Caroline County, MD	96	+20.0%	3.43	+0.47 months
Cecil County, MD	246	+15.0%	2.80	+0.5 months
Dorchester County, MD	216	+46.9%	5.54	+2.27 months
Kent County, MD	79	+5.3%	3.29	+0.41 months
Queen Anne's County, MD	245	+22.5%	3.50	+0.51 months
Talbot County, MD	230	+36.1%	4.89	+1.05 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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