

# March 2026 Housing Market Report

Prepared by Bright Research

Data as of April 6, 2026

Key Market Statistics	Mar 2026	Mar 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	254	267	-4.9%	711	694	+2.4%
Median Sold Price	\$365,000	\$365,200	-0.1%	\$378,000	\$374,000	+1.1%
Median Days on Market	50 days	22 days	+28 days	44 days	29 days	+15 days
New Pending Sales	325	351	-7.4%	832	832	+0.0%
New Listings	440	394	+11.7%	1,033	1,068	-3.3%
Active Listings	1,033	912	+13.3%	1,033	912	+13.3%
Months of Supply	3.39	2.96	+0.43 mos.	3.39	2.96	+0.43 mos.
Showings	4,113	4,414	-6.8%	10,178	11,280	-9.8%

## Housing Market Trends

**Strong seller activity in March makes up ground after slow February.** Sellers on the Maryland Eastern Shore look like they waited a month to list. After a depressing February, March new listings were up 11.7% year-over-year with 440 new listings added in the month.

In the Eastern Shore region overall, both closed sales (-4.9%) and new pending sales (-7.4%) were lower than last year. However, there was local variation with only Cecil County posting fewer closed sales year-over-year, while the five other counties reported increases.

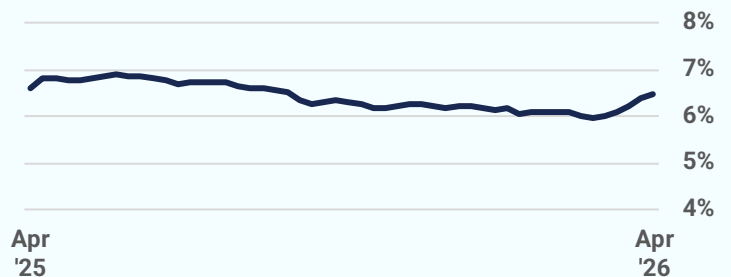
Only Queen Anne’s and Talbot counties had higher new pending sales in March. The transition from mortgage rates early in the month at 6% compared to the 6.5% at the end of the month dampened buying activity on the Eastern Shore.

Buyers are moving cautiously. Unlike the typical seasonal drop in the median days on market, the median increased 12 days from last month and was four weeks slower than March 2025.

## Market Outlook

The uptick in new listings will provide Eastern Shore buyers with additional choices this spring. Whether they take advantage will be impacted by many factors including recent mortgage rate increases, continuing inflation and economic concerns. After closed sales growth early in the year, the upcoming months could be bumpy.

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



Source: Freddie Mac

## Closed Sales

2026

2025

2024

2023

2022

**254**

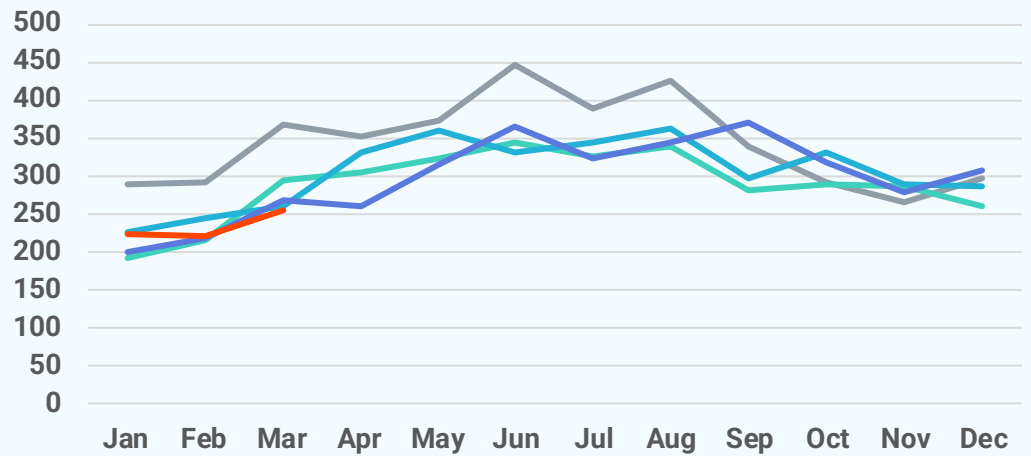
March 2026

**-4.9%**

Mar '26 vs. Mar '25  
(Mar '25: 267)

**+14.4%**

Mar '26 vs. Feb '26  
(Feb '26: 222)



## Median Sold Price

2026

2025

2024

2023

2022

**\$365,000**

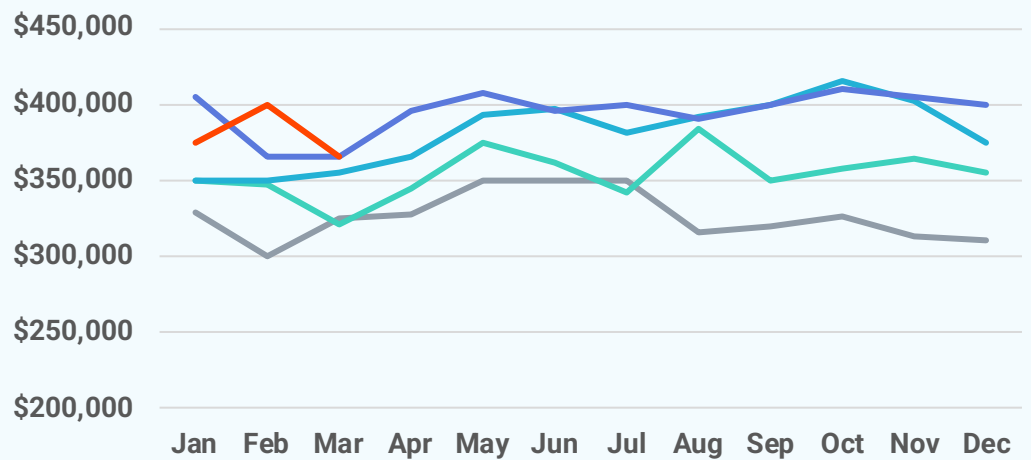
March 2026

**-0.1%**

Mar '26 vs. Mar '25  
(Mar '25: \$365,200)

**-8.7%**

Mar '26 vs. Feb '26  
(Feb '26: \$399,950)



## Median Days on Market

2026

2025

2024

2023

2022

**50 days**

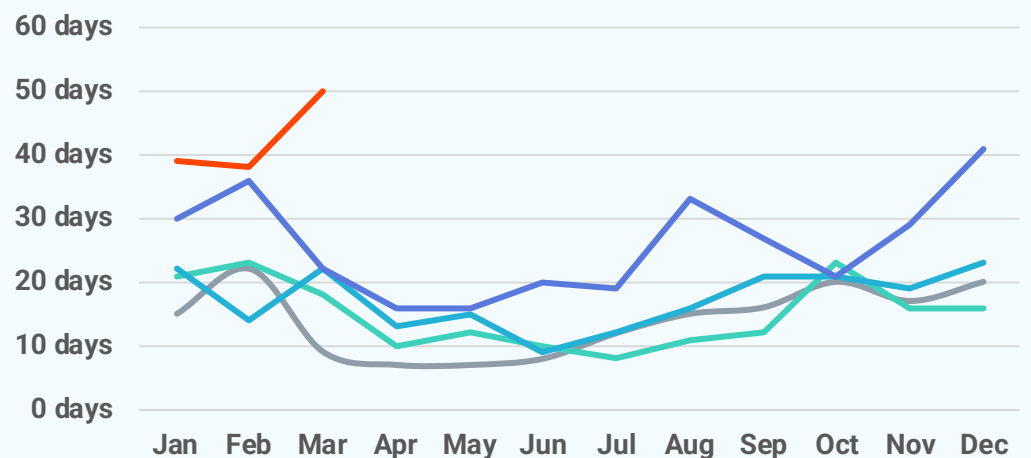
March 2026

**+28 days**

Mar '26 vs. Mar '25  
(Mar '25: 22 days)

**+12 days**

Mar '26 vs. Feb '26  
(Feb '26: 38 days)



## New Pending Sales

2026

2025

2024

2023

2022

**325**

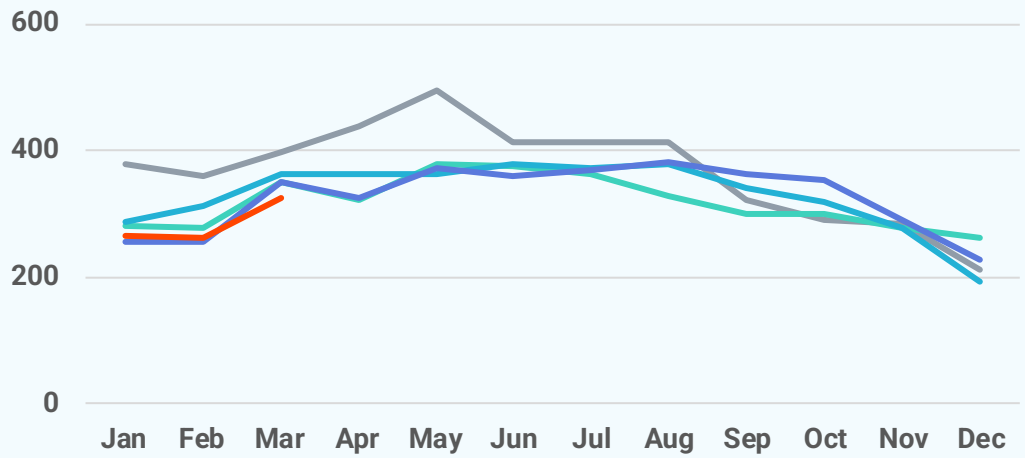
March 2026

**-7.4%**

Mar '26 vs. Mar '25  
(Mar '25: 351)

**+23.6%**

Mar '26 vs. Feb '26  
(Feb '26: 263)



## New Listings

2026

2025

2024

2023

2022

**440**

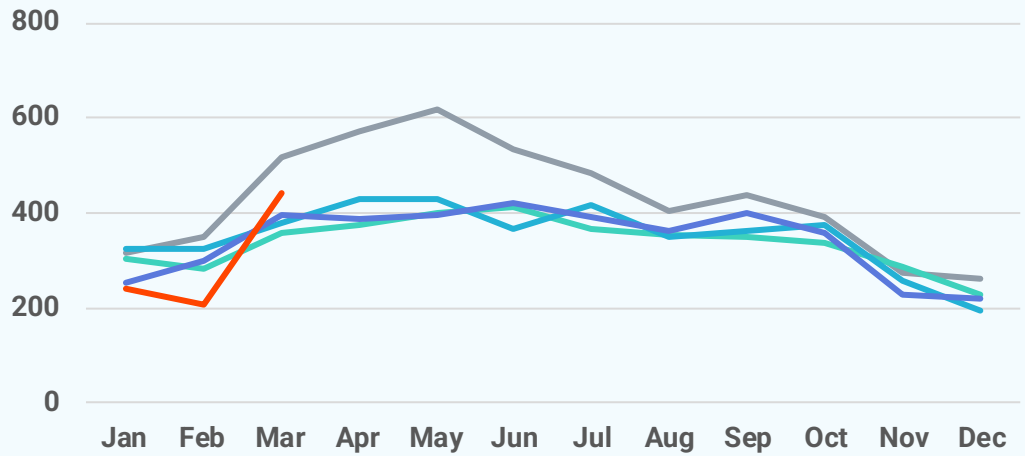
March 2026

**+11.7%**

Mar '26 vs. Mar '25  
(Mar '25: 394)

**+112.6%**

Mar '26 vs. Feb '26  
(Feb '26: 207)



## Active Listings

2026

2025

2024

2023

2022

**1,033**

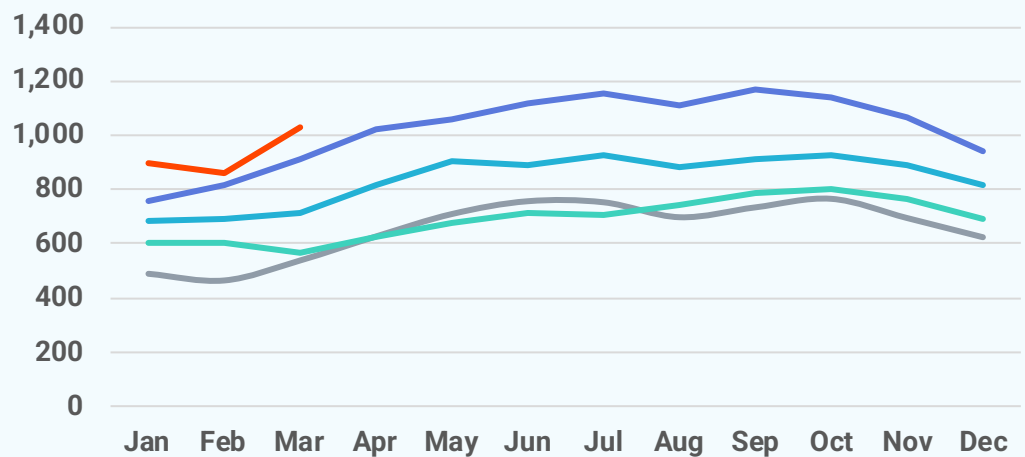
March 2026

**+13.3%**

Mar '26 vs. Mar '25  
(Mar '25: 912)

**+19.7%**

Mar '26 vs. Feb '26  
(Feb '26: 863)



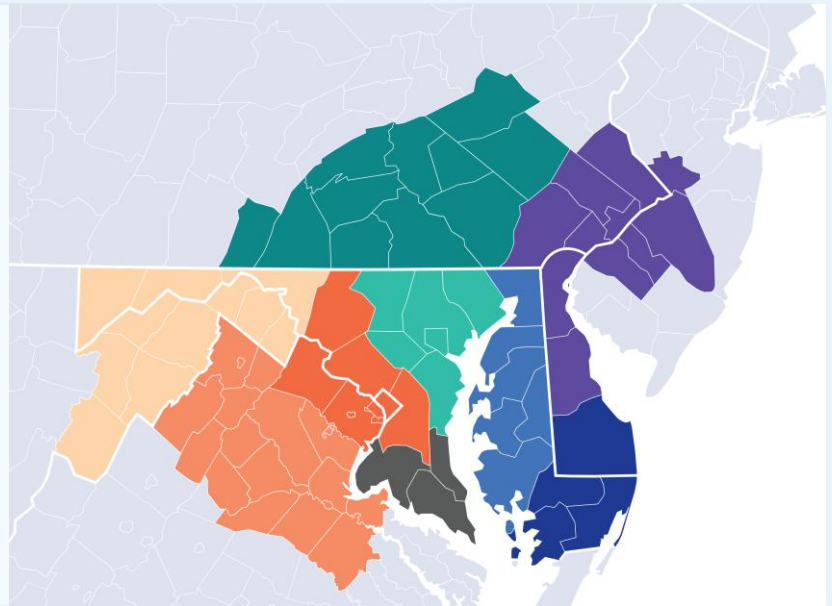
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
MD Eastern Shore	254	-4.9%	\$365,000	-0.1%	50 days	+28 days
Caroline County, MD	24	+14.3%	\$291,495	+10.0%	76 days	+45 days
Cecil County, MD	69	-25.0%	\$334,000	-1.8%	16 days	+8 days
Dorchester County, MD	37	+5.7%	\$264,000	-5.7%	59 days	-32 days
Kent County, MD	18	+5.9%	\$345,000	+1.2%	29 days	+4 days
Queen Anne's County, MD	69	+1.5%	\$510,250	+4.1%	57 days	+35 days
Talbot County, MD	37	+8.8%	\$410,000	-19.6%	92 days	+49 days

Local Markets	New Pending Sales		New Listings		Showings	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
MD Eastern Shore	325	-7.4%	440	+11.7%	4,113	-6.8%
Caroline County, MD	33	-17.5%	35	-25.5%	424	-4.5%
Cecil County, MD	85	-20.6%	87	-17.9%	1,192	-21.4%
Dorchester County, MD	45	-6.3%	83	+36.1%	432	-15.6%
Kent County, MD	26	-7.1%	37	+60.9%	282	+1.4%
Queen Anne's County, MD	81	+6.6%	111	+22.0%	1,035	+22.6%
Talbot County, MD	55	+5.8%	87	+31.8%	748	-8.7%

Local Markets	Active Listings		Months of Supply	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
MD Eastern Shore	1,033	+13.3%	3.39	+0.43 months
Caroline County, MD	96	+0.0%	3.20	-0.23 months
Cecil County, MD	189	-4.1%	2.08	-0.08 months
Dorchester County, MD	218	+17.2%	5.74	+1.51 months
Kent County, MD	92	+43.8%	4.00	+1.44 months
Queen Anne's County, MD	201	+10.4%	2.83	+0.34 months
Talbot County, MD	237	+26.7%	4.84	+0.86 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



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