

April 2026 Housing Market Report

Prepared by Bright Research

Data as of May 6, 2026

Key Market Statistics	Apr 2026	Apr 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	270	261	+3.4%	990	962	+2.9%
Median Sold Price	\$370,810	\$395,000	-6.1%	\$375,000	\$380,000	-1.3%
Median Days on Market	21 days	16 days	+5 days	37 days	24 days	+13 days
New Pending Sales	368	325	+13.2%	1,178	1,145	+2.9%
New Listings	467	388	+20.4%	1,619	1,549	+4.5%
Active Listings	1,206	1,020	+18.2%	1,206	1,020	+18.2%
Months of Supply	3.95	3.37	+0.58 mos.	3.95	3.37	+0.58 mos.
Showings	4,949	4,031	+22.8%	15,127	15,311	-1.2%

Housing Market Trends

Promising signs in the Maryland Eastern Shore housing market. After several months of sluggish home sales activity, both buyers and sellers were more engaged in the market in April. Overall, new pending sales were up 13.2% year-over-year. Cecil, Kent, and Queen Anne’s counties drove the gains in contract activity last month.

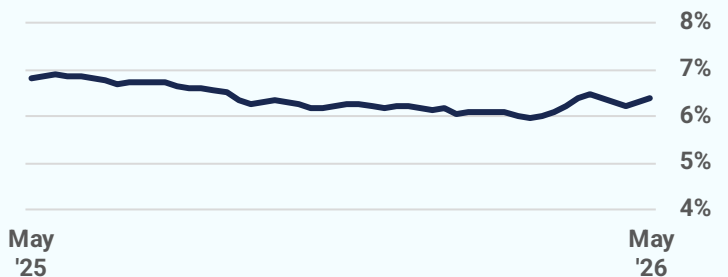
Buyers are taking advantage of greater inventory. A total of 467 new listings came onto the market across the Eastern Shore region, a 20.4% increase from a year ago and a four-year new listings high. Active inventory at the end of April was up by 18.2% compared to April 2025.

Home prices have been falling in the Maryland Eastern Shore market for three out of the past four months. In April, the median sold price was \$370,810, which was a 6.1% drop from a year ago. Home prices fell in all local markets, with the exception of Dorchester County.

Market Outlook

The Eastern Shore housing market has been cooling for the past year and is now in a period of re-setting. Showings were up by 22.8% in April, suggesting buyers may be returning to the market. However, volatile rates, higher inflation and economic uncertainty remain headwinds to market activity. Sellers will have to price appropriately to attract buyers this spring.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

270

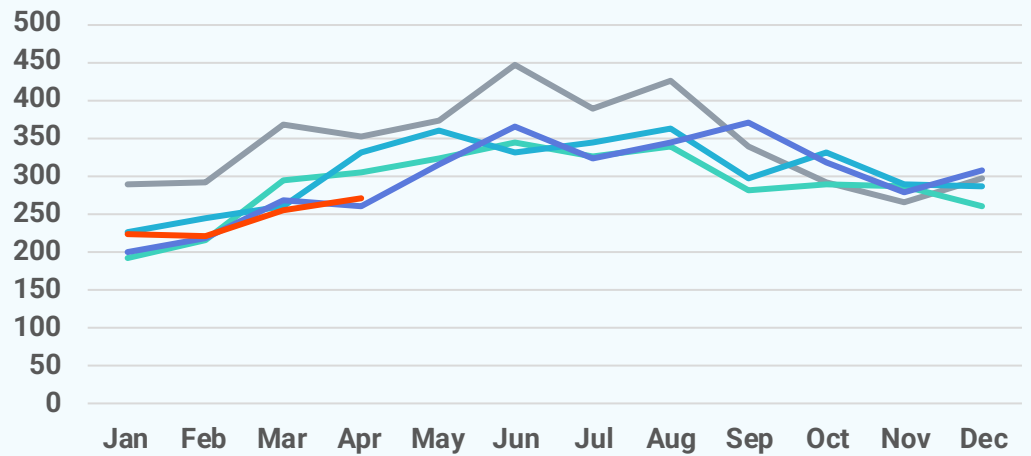
April 2026

+3.4%

Apr '26 vs. Apr '25
(Apr '25: 261)

+6.3%

Apr '26 vs. Mar '26
(Mar '26: 254)



Median Sold Price

2026

2025

2024

2023

2022

\$370,810

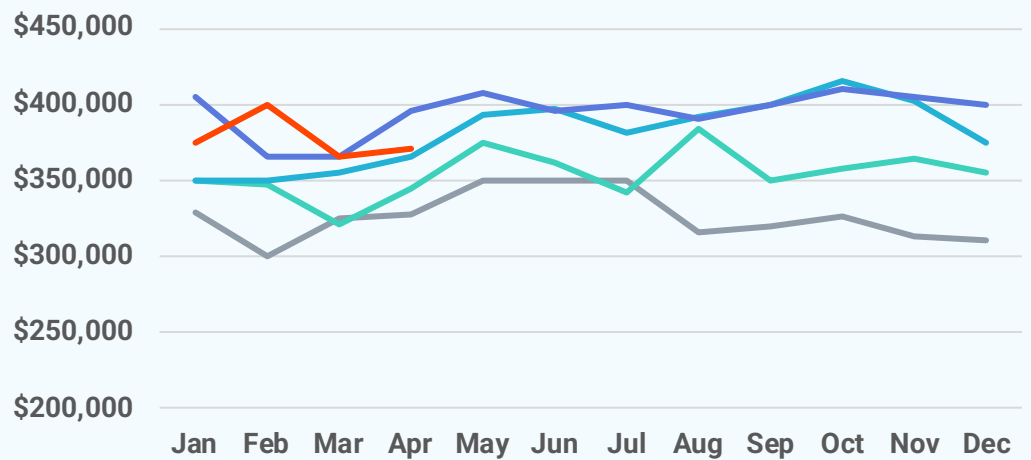
April 2026

-6.1%

Apr '26 vs. Apr '25
(Apr '25: \$395,000)

+1.6%

Apr '26 vs. Mar '26
(Mar '26: \$365,000)



Median Days on Market

2026

2025

2024

2023

2022

21 days

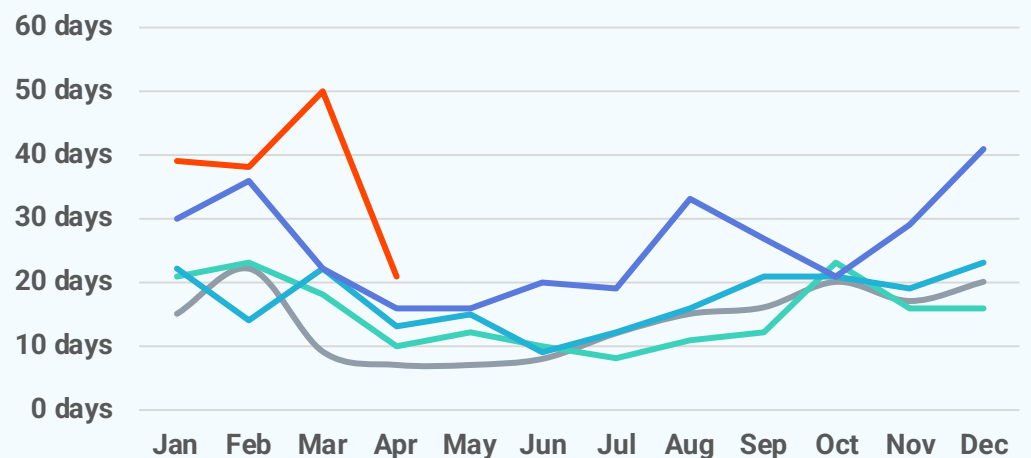
April 2026

+5 days

Apr '26 vs. Apr '25
(Apr '25: 16 days)

-29 days

Apr '26 vs. Mar '26
(Mar '26: 50 days)



New Pending Sales

2026

2025

2024

2023

2022

368

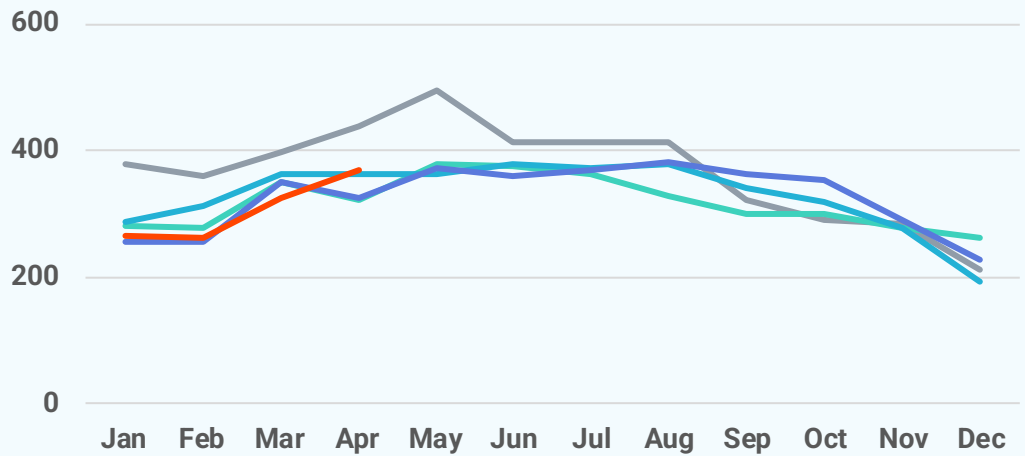
April 2026

+13.2%

Apr '26 vs. Apr '25
(Apr '25: 325)

+13.2%

Apr '26 vs. Mar '26
(Mar '26: 325)



New Listings

2026

2025

2024

2023

2022

467

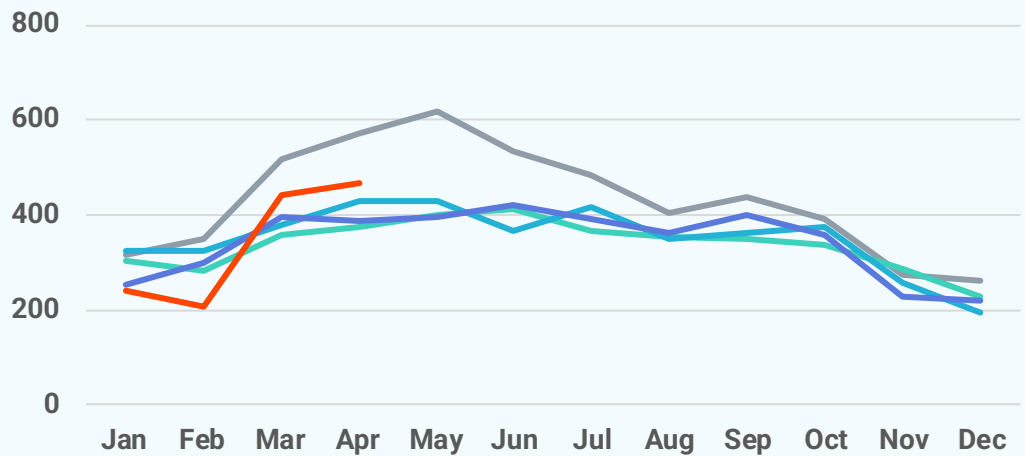
April 2026

+20.4%

Apr '26 vs. Apr '25
(Apr '25: 388)

+6.1%

Apr '26 vs. Mar '26
(Mar '26: 440)



Active Listings

2026

2025

2024

2023

2022

1,206

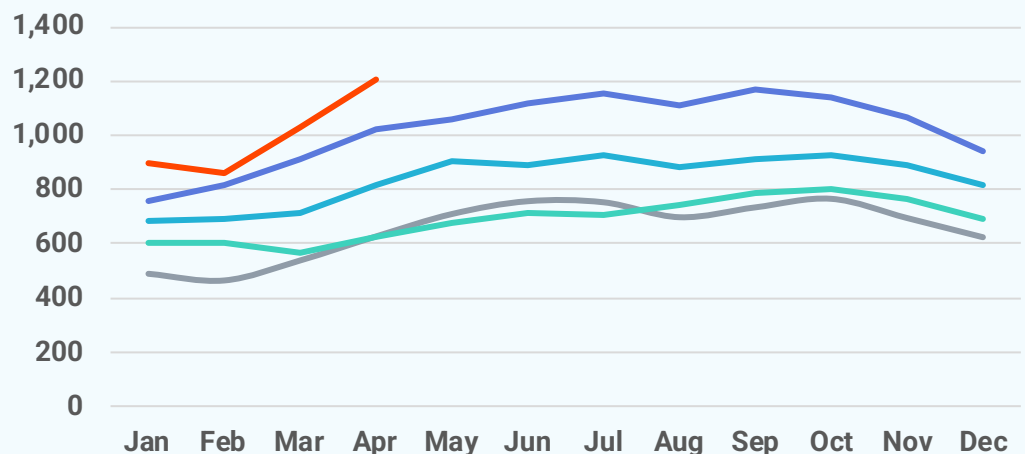
April 2026

+18.2%

Apr '26 vs. Apr '25
(Apr '25: 1,020)

+16.7%

Apr '26 vs. Mar '26
(Mar '26: 1,033)



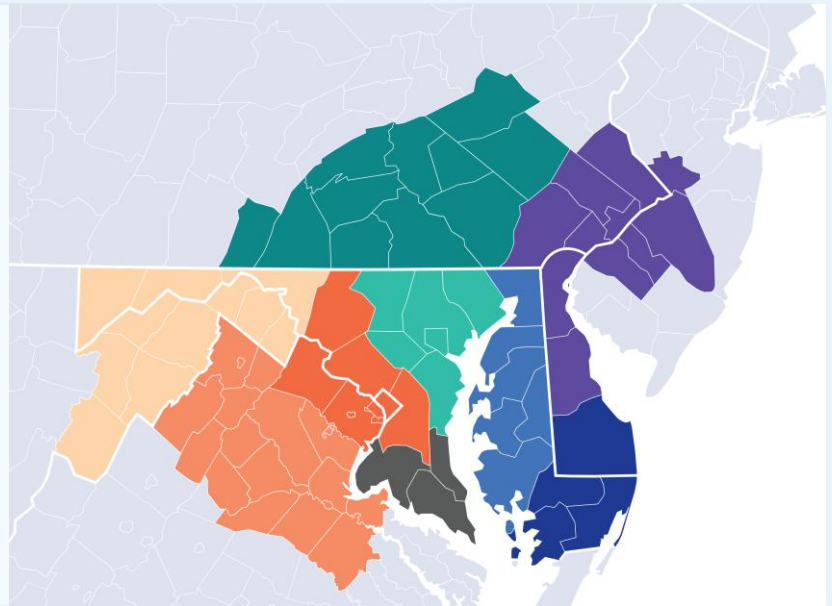
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
MD Eastern Shore	270	+3.4%	\$370,810	-6.1%	21 days	+5 days
Caroline County, MD	19	-32.1%	\$225,000	-24.7%	22 days	-18 days
Cecil County, MD	82	+13.9%	\$338,000	-6.9%	20 days	+14 days
Dorchester County, MD	42	+55.6%	\$279,950	+24.4%	24 days	-4 days
Kent County, MD	18	-14.3%	\$412,500	+19.6%	19 days	+6 days
Queen Anne's County, MD	61	-4.7%	\$490,000	-19.9%	14 days	-14 days
Talbot County, MD	48	-2.0%	\$454,500	-4.3%	43 days	+28 days

Local Markets	New Pending Sales		New Listings		Showings	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
MD Eastern Shore	368	+13.2%	467	+20.4%	4,949	+22.8%
Caroline County, MD	30	-21.1%	45	+36.4%	473	+4.6%
Cecil County, MD	110	+20.9%	144	+26.3%	1,659	+28.8%
Dorchester County, MD	46	-2.1%	69	+60.5%	631	+27.5%
Kent County, MD	34	+47.8%	33	+13.8%	348	+66.5%
Queen Anne's County, MD	82	+18.8%	102	+1.0%	1,109	+25.5%
Talbot County, MD	66	+15.8%	74	+8.8%	729	+3.7%

Local Markets	Active Listings		Months of Supply	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
MD Eastern Shore	1,206	+18.2%	3.95	+0.58 months
Caroline County, MD	120	+41.2%	4.14	+1.1 months
Cecil County, MD	226	-2.6%	2.46	-0.15 months
Dorchester County, MD	246	+33.7%	6.31	+1.82 months
Kent County, MD	96	+21.5%	4.17	+0.74 months
Queen Anne's County, MD	260	+7.9%	3.71	+0.36 months
Talbot County, MD	258	+29.6%	5.27	+1.04 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

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