

January 2026 Housing Market Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	223	201	+10.9%	223	201	+10.9%
Median Sold Price	\$375,000	\$405,000	-7.4%	\$375,000	\$405,000	-7.4%
Median Days on Market	39 days	30 days	+9 days	39 days	30 days	+9 days
New Pending Sales	266	256	+3.9%	266	256	+3.9%
New Listings	238	252	-5.6%	238	252	-5.6%
Active Listings	894	755	+18.4%	894	755	+18.4%
Months of Supply	2.93	2.43	+0.5 mos.	2.93	2.43	+0.5 mos.
Showings	3,097	3,327	-6.9%	3,097	3,327	-6.9%

Housing Market Trends

After a lackluster 2025, the Eastern Shore has a surge of closed sales. There were 223 closed sales on the Maryland Eastern Shore in January, increasing 10.9% year-over-year and the only region in the Mid-Atlantic to report growth. Yet within the region, the counties were split. Caroline, Cecil, and Kent saw sales increase, while sales in Dorchester, Queen Anne’s and Talbot were lower.

New pending sales, which typically lead closed sales, had modest gains, up 3.9%. Only Caroline county had fewer new pending sales year-over-year.

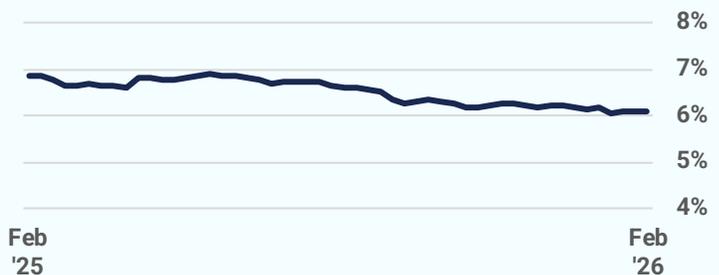
Sellers meanwhile have hesitated at the start of the year. New listings decreased 5.6% year-over-year. As the market moves toward balance, some sellers need to realign their expectations.

Time on the market has increased. The median days on market is up nine days from January 2025 to January 2026. Price growth has softened and January 2026’s median price was 7.4% lower than a year ago.

Market Outlook

Housing markets have become more balanced, and the trend will continue in 2026. As buyers and sellers both reengage in the market, prices will soften and homes will stay on the market longer than the most recent past. Mortgage rates are expected to be more favorable this year, and buyers will have more choices. Still, affordability and uncertainty will keep sales modest on the Eastern Shore.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

223

January 2026

+10.9%

Jan '26 vs. Jan '25
(Jan '25: 201)

-27.4%

Jan '26 vs. Dec '25
(Dec '25: 307)



Median Sold Price

2026

2025

2024

2023

2022

\$375,000

January 2026

-7.4%

Jan '26 vs. Jan '25
(Jan '25: \$405,000)

-6.0%

Jan '26 vs. Dec '25
(Dec '25: \$399,000)



Median Days on Market

2026

2025

2024

2023

2022

39 days

January 2026

+9 days

Jan '26 vs. Jan '25
(Jan '25: 30 days)

-2 days

Jan '26 vs. Dec '25
(Dec '25: 41 days)



New Pending Sales

2026

2025

2024

2023

2022

266

January 2026

+3.9%

Jan '26 vs. Jan '25
(Jan '25: 256)

+17.2%

Jan '26 vs. Dec '25
(Dec '25: 227)



New Listings

2026

2025

2024

2023

2022

238

January 2026

-5.6%

Jan '26 vs. Jan '25
(Jan '25: 252)

+9.7%

Jan '26 vs. Dec '25
(Dec '25: 217)



Active Listings

2026

2025

2024

2023

2022

894

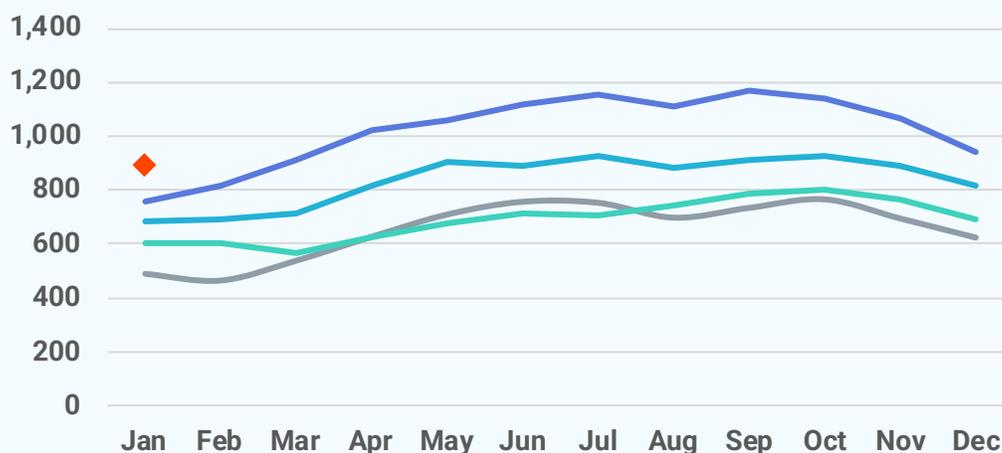
January 2026

+18.4%

Jan '26 vs. Jan '25
(Jan '25: 755)

-4.8%

Jan '26 vs. Dec '25
(Dec '25: 939)



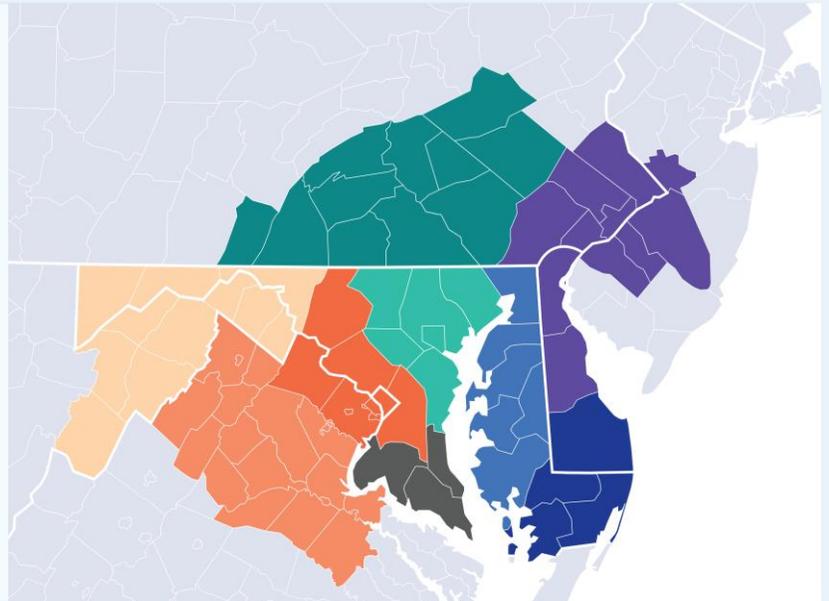
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
MD Eastern Shore	223	+10.9%	\$375,000	-7.4%	39 days	+9 days
Caroline County, MD	30	+130.8%	\$298,995	+4.9%	35 days	-27 days
Cecil County, MD	65	+12.1%	\$370,000	+19.1%	15 days	+1 day
Dorchester County, MD	25	-10.7%	\$245,000	-6.8%	64 days	+15 days
Kent County, MD	21	+31.3%	\$360,000	+7.5%	48 days	+28 days
Queen Anne's County, MD	44	-6.4%	\$499,500	-10.9%	50 days	+8 days
Talbot County, MD	38	-2.6%	\$439,495	-39.0%	93 days	+63 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
MD Eastern Shore	266	+3.9%	238	-5.6%	3,097	-6.9%
Caroline County, MD	22	-24.1%	22	+10.0%	310	-16.7%
Cecil County, MD	85	+3.7%	69	-10.4%	1,033	-3.0%
Dorchester County, MD	42	+23.5%	28	-30.0%	369	-10.4%
Kent County, MD	17	+13.3%	20	+122.2%	180	-5.3%
Queen Anne's County, MD	57	+3.6%	62	-4.6%	675	-2.5%
Talbot County, MD	43	+4.9%	37	-9.8%	530	-11.1%

Local Markets	Active Listings		Months of Supply	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
MD Eastern Shore	894	+18.4%	2.93	+0.5 months
Caroline County, MD	93	+16.3%	3.10	+0.14 months
Cecil County, MD	200	+14.9%	2.15	+0.24 months
Dorchester County, MD	190	+38.7%	5.00	+1.96 months
Kent County, MD	76	+26.7%	3.30	+0.9 months
Queen Anne's County, MD	154	-3.1%	2.17	-0.04 months
Talbot County, MD	181	+24.8%	3.77	+0.75 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 powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at BrightMLS.com.

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

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