

June 2026 Housing Market Report

Prepared by Bright Research

Data as of July 7, 2026

Key Market Statistics	Jun 2026	Jun 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	356	364	-2.2%	1,717	1,653	+3.9%
Median Sold Price	\$410,000	\$395,000	+3.8%	\$393,750	\$389,900	+1.0%
Median Days on Market	16 days	20 days	-4 days	26 days	21 days	+5 days
New Pending Sales	360	359	+0.3%	1,911	1,835	+4.1%
New Listings	425	420	+1.2%	2,693	2,550	+5.6%
Active Listings	1,324	1,116	+18.6%	1,324	1,116	+18.6%
Months of Supply	4.30	3.71	+0.59 mos.	4.30	3.71	+0.59 mos.
Showings	4,346	4,394	-1.1%	24,411	24,249	+0.7%

Housing Market Trends

Market activity gains moderate in June on the Eastern Shore. Home sales activity in 2026 on the Eastern Shore had been tracking above 2025 levels, but the pace of sales activity slowed in June. Closed sales decreased 2.2%, at 356 sales compared to 364 last year. Despite the decline in June, the year-to-date figure remains positive with 3.9% more closed sales in 2026 than 2025 at the midpoint of the year.

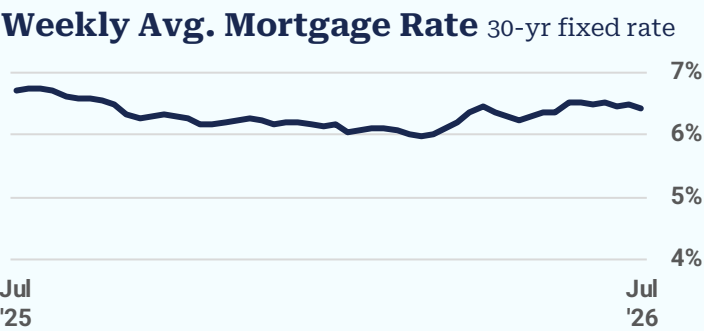
In June, the number of new pending sales was basically flat, up just 0.3% from a year ago. New pending sales were up in Caroline, Dorchester and Talbot counties, while the other three counties had lower pending sales.

Timing sped up for buyers in June 2026, with the median days on market three days faster than May and four days quicker than June 2025.

The median price on the Eastern Shore was \$410,000 in June. The median has been up and down relative to last year but overall prices year-to-date remain ahead, up 1.0%.

Market Outlook

The 2026 housing market has been generally positive on the Maryland Eastern Shore in 2026. New listings, new pending sales, and closed sales are higher year-to-date at the halfway mark. While more activity is a welcome sign, not all buyers have benefited. The recovery has been K-shaped, meaning strong activity at the higher-end of the market, while sales have been slower for moderate-income and first-time buyers.



Source: Freddie Mac

Closed Sales

2026

2025

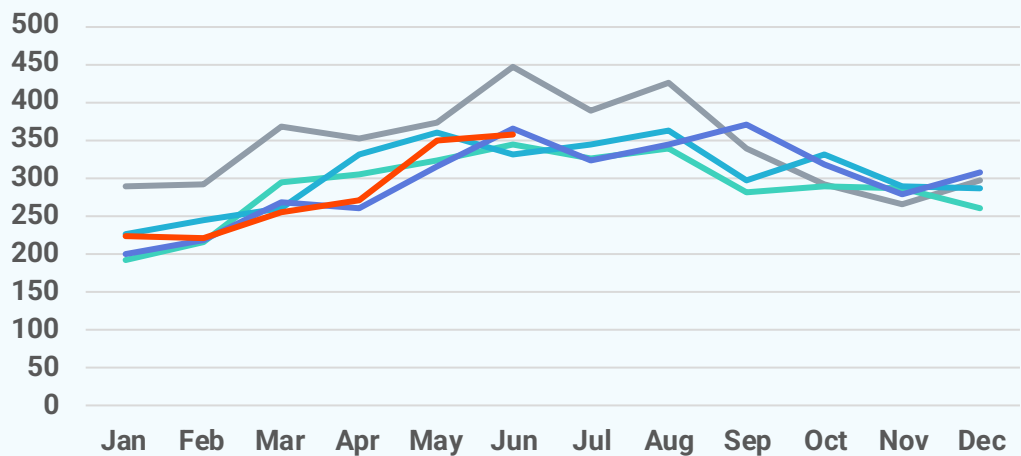
2024

2023

2022

356

June 2026

-2.2%Jun '26 vs. Jun '25
(Jun '25: 364)**+1.7%**Jun '26 vs. May '26
(May '26: 350)

Median Sold Price

2026

2025

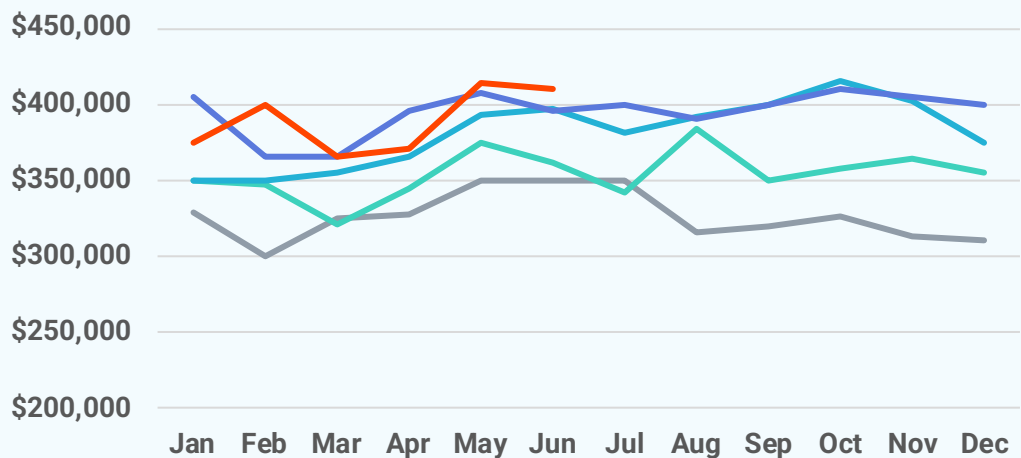
2024

2023

2022

\$410,000

June 2026

+3.8%Jun '26 vs. Jun '25
(Jun '25: \$395,000)**-0.8%**Jun '26 vs. May '26
(May '26: \$413,500)

Median Days on Market

2026

2025

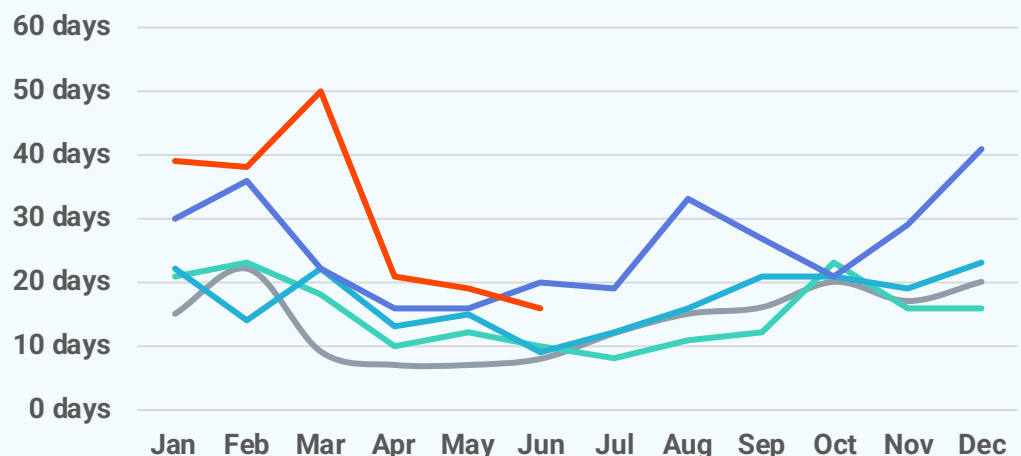
2024

2023

2022

16 days

June 2026

-4 daysJun '26 vs. Jun '25
(Jun '25: 20 days)**-3 days**Jun '26 vs. May '26
(May '26: 19 days)

New Pending Sales

2026

2025

2024

2023

2022

360

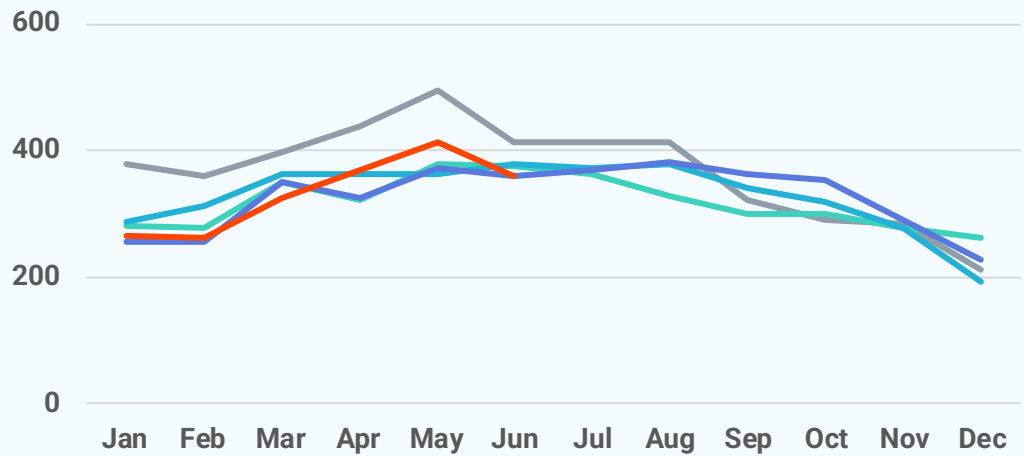
June 2026

+0.3%

Jun '26 vs. Jun '25
(Jun '25: 359)

-13.0%

Jun '26 vs. May '26
(May '26: 414)



New Listings

2026

2025

2024

2023

2022

425

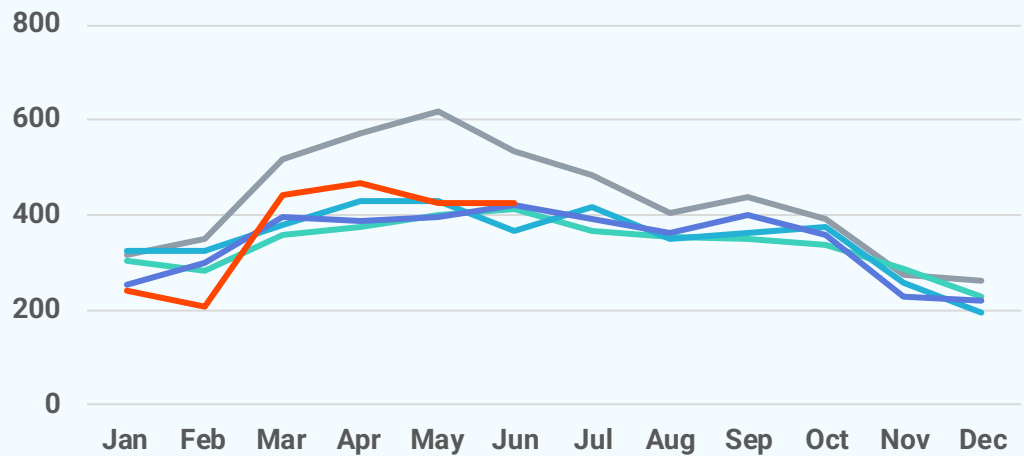
June 2026

+1.2%

Jun '26 vs. Jun '25
(Jun '25: 420)

+0.0%

Jun '26 vs. May '26
(May '26: 425)



Active Listings

2026

2025

2024

2023

2022

1,324

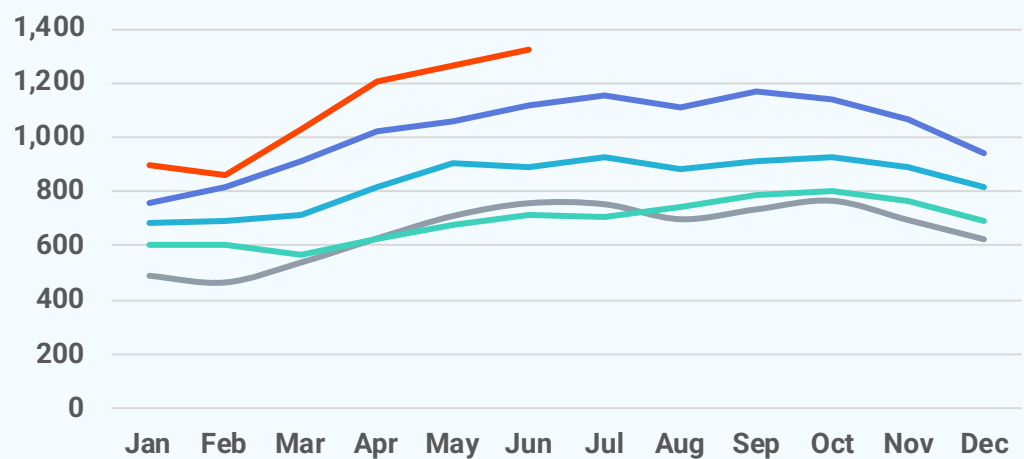
June 2026

+18.6%

Jun '26 vs. Jun '25
(Jun '25: 1,116)

+4.8%

Jun '26 vs. May '26
(May '26: 1,263)



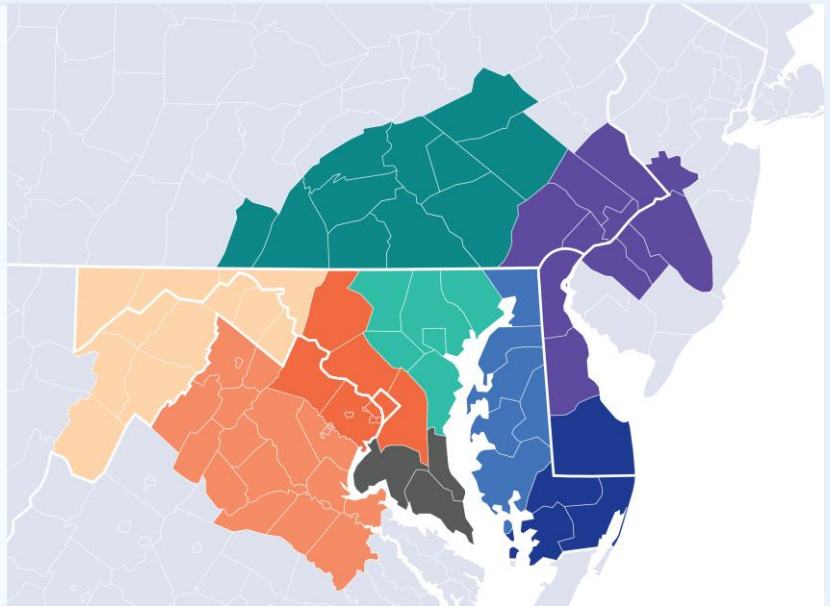
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
MD Eastern Shore	356	-2.2%	\$410,000	+3.8%	16 days	-4 days
Caroline County, MD	39	+8.3%	\$344,000	+9.2%	26 days	-5 days
Cecil County, MD	115	+1.8%	\$365,000	-1.1%	7 days	-4 days
Dorchester County, MD	38	-20.8%	\$295,000	-4.8%	32 days	-5 days
Kent County, MD	29	-17.1%	\$390,000	+9.2%	13 days	-7 days
Queen Anne's County, MD	80	+1.3%	\$549,500	+1.8%	14 days	-9 days
Talbot County, MD	55	+3.8%	\$539,500	+12.4%	40 days	+14 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
MD Eastern Shore	360	+0.3%	425	+1.2%	4,346	-1.1%
Caroline County, MD	41	+2.5%	37	-9.8%	325	-27.0%
Cecil County, MD	107	-1.8%	112	+0.0%	1,551	+15.8%
Dorchester County, MD	54	+20.0%	69	+0.0%	515	-12.7%
Kent County, MD	24	-25.0%	39	+11.4%	296	-13.2%
Queen Anne's County, MD	72	-6.5%	95	-3.1%	926	+0.9%
Talbot County, MD	62	+10.7%	73	+12.3%	733	-3.7%

Local Markets	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
MD Eastern Shore	1,324	+18.6%	4.30	+0.59 months
Caroline County, MD	116	+31.8%	4.00	+0.86 months
Cecil County, MD	265	+10.4%	2.85	+0.18 months
Dorchester County, MD	263	+9.1%	6.74	+0.71 months
Kent County, MD	126	+61.5%	5.48	+2.09 months
Queen Anne's County, MD	290	+19.8%	4.03	+0.62 months
Talbot County, MD	264	+16.3%	5.28	+0.35 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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