

July 2026 Housing Market Report

Prepared by Bright Research

Data as of August 6, 2026

Key Market Statistics

	Jul 2026	Jul 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	349	324	+7.7%	2,080	1,993	+4.4%
Median Sold Price	\$410,000	\$399,000	+2.8%	\$395,000	\$389,900	+1.3%
Median Days on Market	24 days	19 days	+5 days	25 days	21 days	+4 days
New Pending Sales	367	368	-0.3%	2,258	2,205	+2.4%
New Listings	347	392	-11.5%	3,133	3,079	+1.8%
Active Listings	1,282	1,151	+11.4%	1,282	1,151	+11.4%
Months of Supply	4.14	3.84	+0.3 mos.	4.14	3.84	+0.3 mos.
Showings	4,642	4,698	-1.2%	29,053	28,947	+0.4%

Housing Market Trends

A pause in new listings as the Maryland Eastern Shore market resets. In July, a total of 347 new listings came onto the market across the region, which reflects an 11.5% drop compared to a year ago. New listing activity had been strong through the spring, so the July number suggests that the pool of sellers has been drawn down.

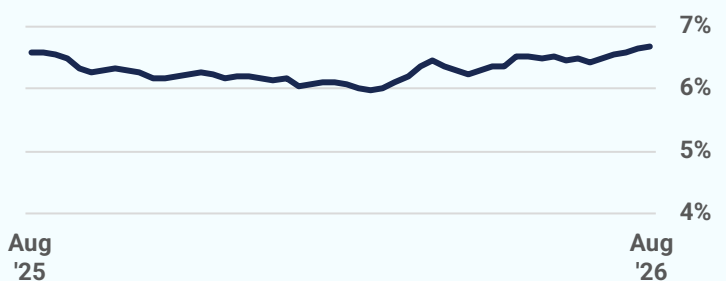
The buyer pool is also shifting. After strong year-over-year gains in contract activity during the spring, the number of new pending sales in July was 0.3% lower than a year ago. The number of prospective buyers touring homes is also down, with showing activity 1.2% lower than a year ago.

There were 1,282 active listings on the market at the end of July, an 11.4% increase compared to last July. Inventory is growing not through a surge of new listings, but rather through a lengthening of time on market. The median days on market in July was 24 which was five days slower than last July and eight days slower than in June.

Market Outlook

Housing market activity on the Maryland Eastern Shore has been constrained by rising mortgage rates and affordability constraints. Expect economic uncertainty to continue into the fall and for moderate-income and first-time buyers to remain cautious. The median home price may continue to rise, however, as higher-income buyers will remain active in the market.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

349

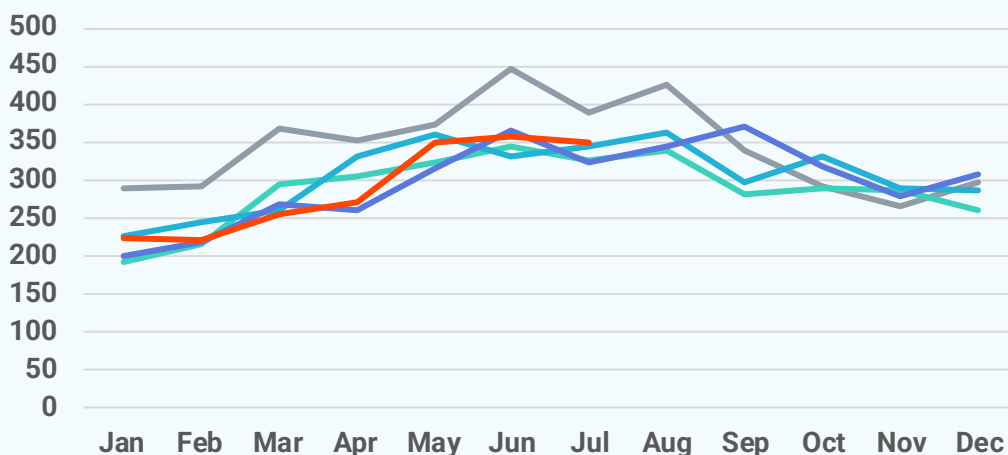
July 2026

+7.7%

Jul '26 vs. Jul '25
(Jul '25: 324)

-2.0%

Jul '26 vs. Jun '26
(Jun '26: 356)



Median Sold Price

2026

2025

2024

2023

2022

\$410,000

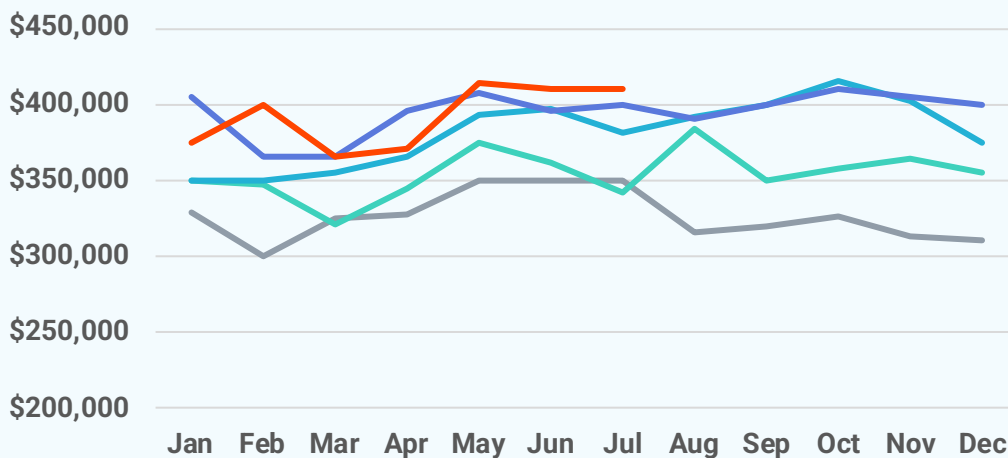
July 2026

+2.8%

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

+0.0%

Jul '26 vs. Jun '26
(Jun '26: \$410,000)



Median Days on Market

2026

2025

2024

2023

2022

24 days

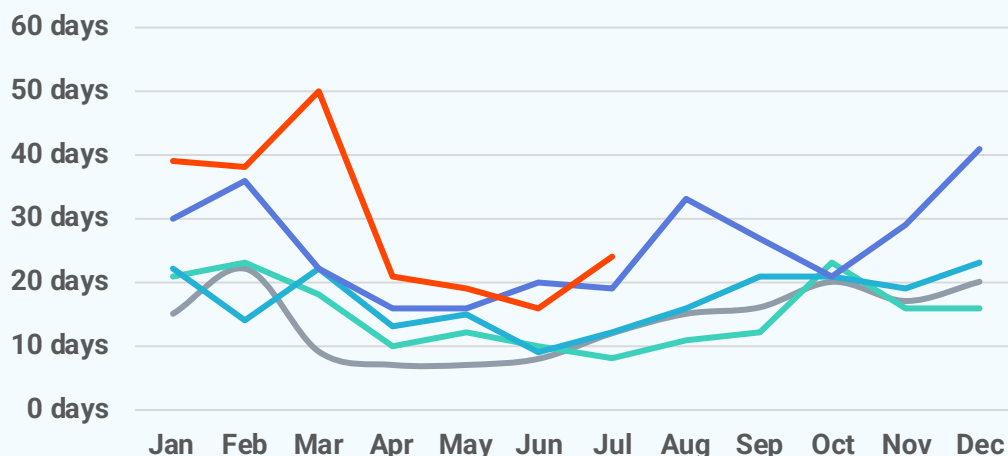
July 2026

+5 days

Jul '26 vs. Jul '25
(Jul '25: 19 days)

+8 days

Jul '26 vs. Jun '26
(Jun '26: 16 days)



New Pending Sales

2026

2025

2024

2023

2022

367

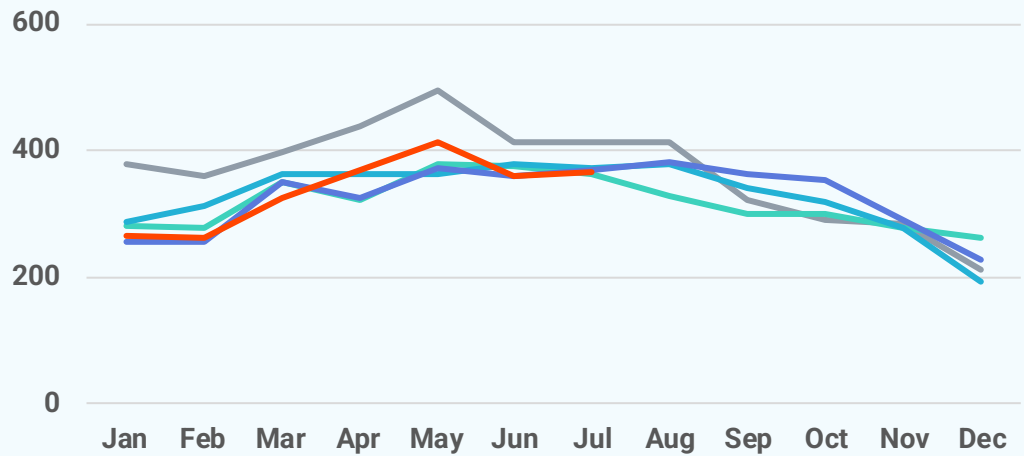
July 2026

-0.3%

Jul '26 vs. Jul '25
(Jul '25: 368)

+1.9%

Jul '26 vs. Jun '26
(Jun '26: 360)



New Listings

2026

2025

2024

2023

2022

347

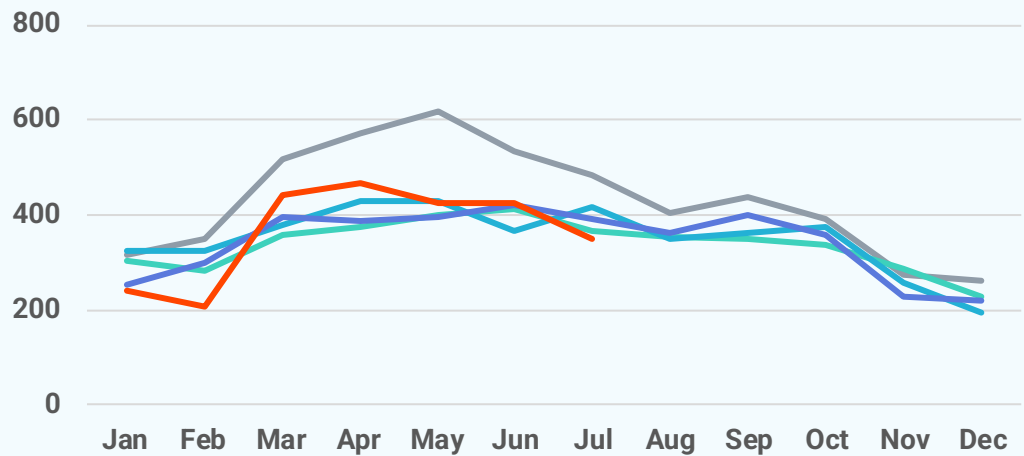
July 2026

-11.5%

Jul '26 vs. Jul '25
(Jul '25: 392)

-18.4%

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



Active Listings

2026

2025

2024

2023

2022

1,282

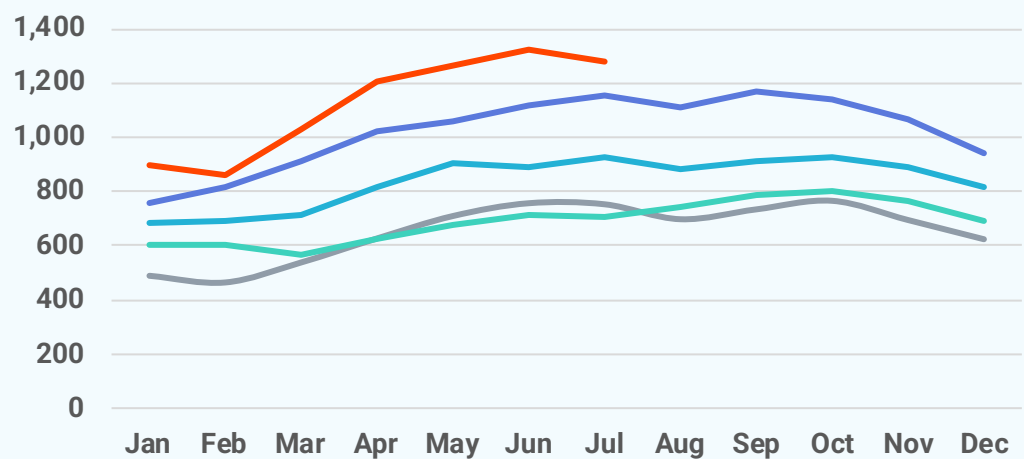
July 2026

+11.4%

Jul '26 vs. Jul '25
(Jul '25: 1,151)

-3.2%

Jul '26 vs. Jun '26
(Jun '26: 1,324)



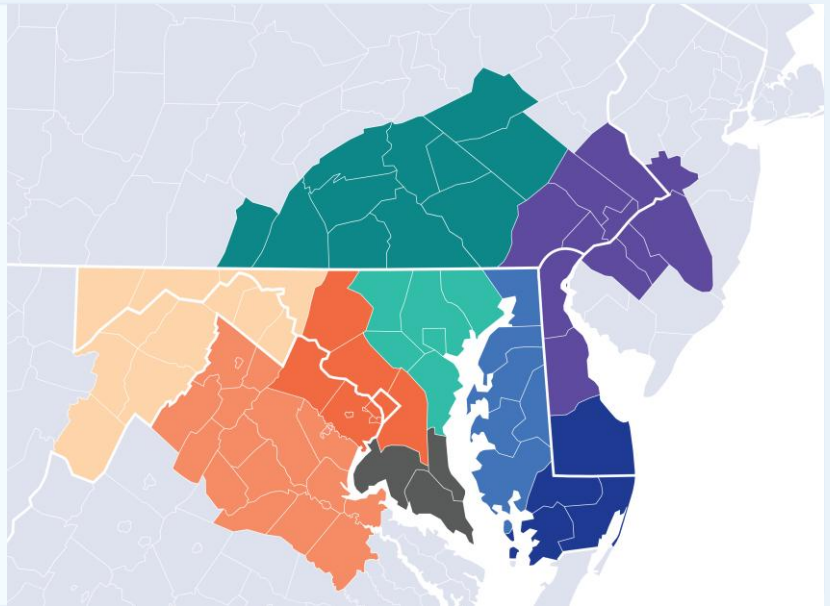
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25
MD Eastern Shore	349	+7.7%	\$410,000	+2.8%	24 days	+5 days
Caroline County, MD	42	+31.3%	\$314,500	-5.4%	37 days	+3 days
Cecil County, MD	104	-1.9%	\$380,000	+3.6%	11 days	-2 days
Dorchester County, MD	48	+33.3%	\$275,000	-6.8%	68 days	+38 days
Kent County, MD	24	-20.0%	\$338,700	-7.8%	11 days	+4 days
Queen Anne's County, MD	78	+4.0%	\$622,500	+25.8%	27 days	+2 days
Talbot County, MD	53	+17.8%	\$560,000	+2.8%	30 days	-12 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25
MD Eastern Shore	367	-0.3%	347	-11.5%	4,642	-1.2%
Caroline County, MD	37	+0.0%	34	-5.6%	411	+23.8%
Cecil County, MD	101	+1.0%	104	-13.3%	1,495	+6.1%
Dorchester County, MD	48	-17.2%	53	-11.7%	449	-28.6%
Kent County, MD	29	-6.5%	27	+28.6%	369	+30.9%
Queen Anne's County, MD	80	-7.0%	77	-20.6%	1,030	-12.5%
Talbot County, MD	72	+28.6%	52	-10.3%	888	+2.2%

Local Markets	Active Listings		Months of Supply	
	Jul '26	vs. Jul '25	Jul '26	vs. Jul '25
MD Eastern Shore	1,282	+11.4%	4.14	+0.3 months
Caroline County, MD	112	+28.7%	3.73	+0.62 months
Cecil County, MD	276	+6.2%	2.94	+0.05 months
Dorchester County, MD	258	+8.4%	6.45	+0.35 months
Kent County, MD	129	+89.7%	5.86	+3.03 months
Queen Anne's County, MD	267	+5.1%	3.71	+0.18 months
Talbot County, MD	240	-1.6%	4.71	-0.59 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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