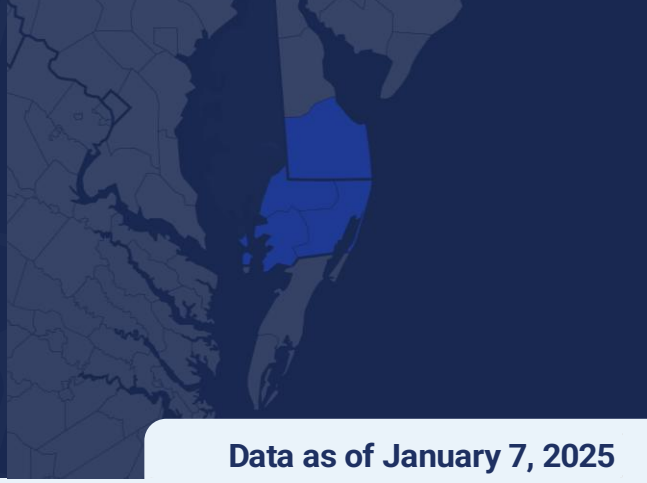
Del/Mar Coastal

December 2025 Housing Market Report

Prepared by Bright Research



Data as of January 7, 2025

Key Market Statistics	Dec 2025	Dec 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	730	747	-2.3%	9,303	9,292	+0.1%
Median Sold Price	$420,000	$420,000	+0.0%	$415,000	$409,900	+1.2%
Median Days on Market	47 days	42 days	+5 days	36 days	27 days	+9 days
New Pending Sales	481	550	-12.5%	9,100	9,522	-4.4%
New Listings	435	565	-23.0%	12,768	12,729	+0.3%
Active Listings	2,828	2,533	+11.6%	2,828	2,533	+11.6%
Months of Supply	3.65	3.27	+0.38 mos.	3.65	3.27	+0.38 mos.
Showings	6,193	6,290	-1.5%	134,517	125,897	+6.8%

Housing Market Trends

Sales edge out 2024 in the Del/Mar Coastal market even as December activity slows. The Del/Mar Coastal region had 0.1% more closed sales in 2025 than 2024 despite slowing transactions in both November and December. Within the region, Somerset and Sussex counties had more sales while Wicomico and Worcester sales tracked behind 2024 levels.

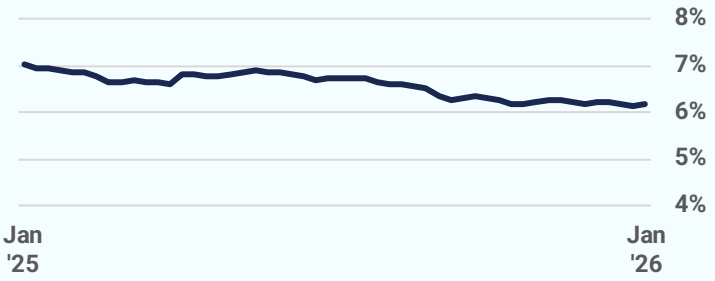
Seller activity was also mixed across the region. Wicomico County had the strongest growth in new listings in 2025, up 8.9% compared to 2024. Somerset County had more sellers as well, with 2.9% more new listings while new listings in Sussex and Worcester counties were lower in 2025.

Nonetheless, more sellers than buyers in all counties led to a rise in inventory. Active listings ended 2025 with 11.6% more homes than the end of 2024. Inventory growth has helped to rebalance the market. The median price only increased modestly this year, up 1.2%, and homes are staying on the market longer than 2024.

Market Outlook

Affordability can weigh on local buyers and second/vacation home shoppers may be a bit hesitant as economic uncertainty stays top of mind in 2026. Despite these headwinds, the Del/Mar Coastal market should see some sales gains in 2026 as well as continued inventory expansion. By the end of the new year, supply should return to 2019 levels.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

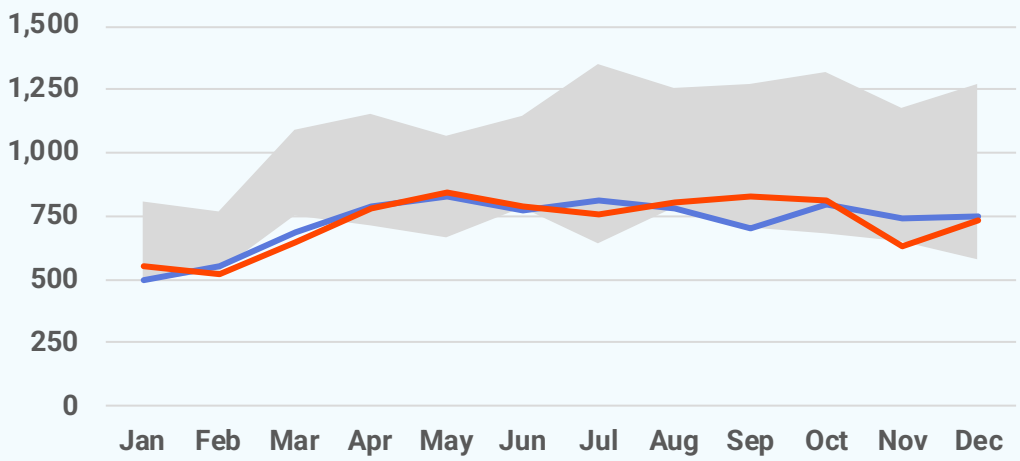
Closed Sales

2025 | 2024 | 2020-2023 Range

730
December 2025

-2.3%
Dec '25 vs. Dec '24
(Dec '24: 747)

+16.2%
Dec '25 vs. Nov '25
(Nov '25: 628)



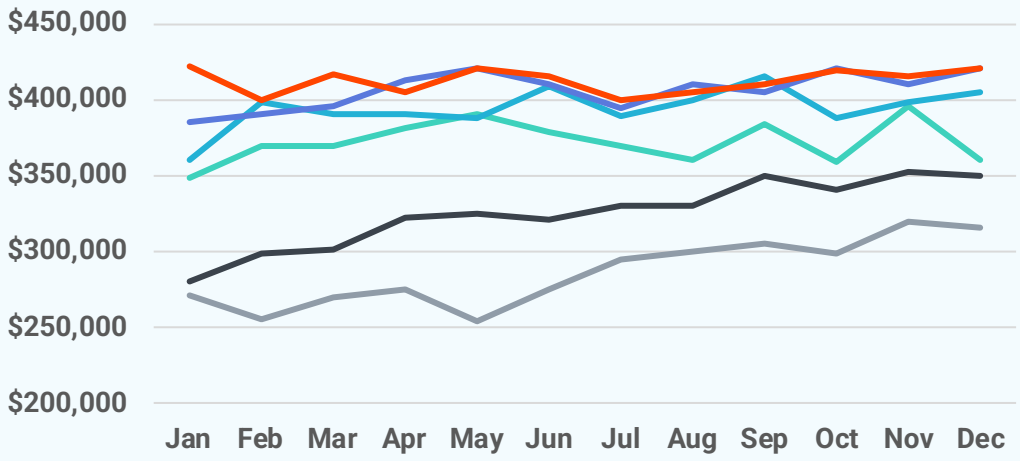
Median Sold Price

2025 | 2024 | 2023 | 2022 | 2021 | 2020

$420,000
December 2025

+0.0%
Dec '25 vs. Dec '24
(Dec '24: $420,000)

+1.2%
Dec '25 vs. Nov '25
(Nov '25: $415,000)



Median Days on Market

47 days
December 2025

+5 days
Dec '25 vs. Dec '24
(Dec '24: 42 days)

+13 days
Dec '25 vs. Nov '25
(Nov '25: 34 days)



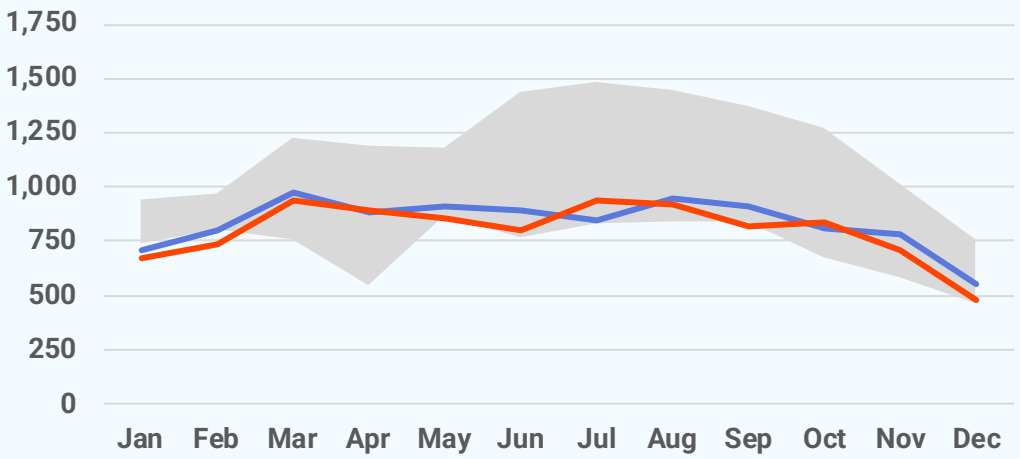
New Pending Sales

2025 | 2024 | 2020-2023 Range

481
December 2025

-12.5%
Dec '25 vs. Dec '24
(Dec '24: 550)

-32.3%
Dec '25 vs. Nov '25
(Nov '25: 711)



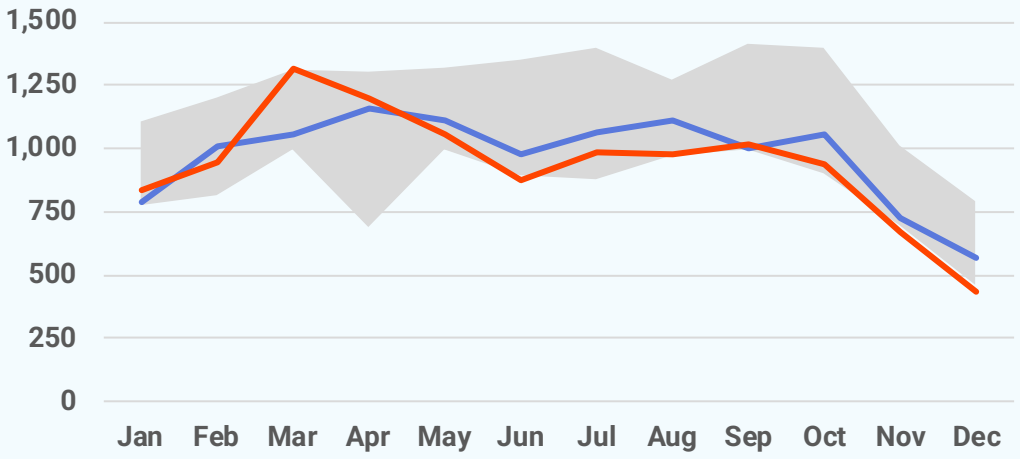
New Listings

2025 | 2024 | 2020-2023 Range

435
December 2025

-23.0%
Dec '25 vs. Dec '24
(Dec '24: 565)

-35.0%
Dec '25 vs. Nov '25
(Nov '25: 669)



Active Listings

2,828
December 2025

+11.6%
Dec '25 vs. Dec '24
(Dec '24: 2,533)

-13.6%
Dec '25 vs. Nov '25
(Nov '25: 3,274)



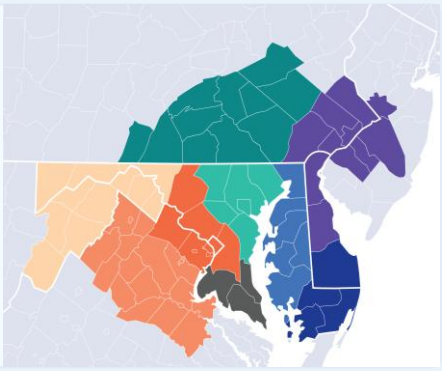
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
Del/Mar Coastal	730	-2.3%	$420,000	+0.0%	47 days	+5 days
Somerset County, MD	19	-17.4%	$196,000	+0.5%	15 days	-77 days
Sussex County, DE	462	-3.5%	$479,950	+3.0%	50 days	+8 days
Wicomico County, MD	87	+2.4%	$275,000	+1.9%	42 days	+5 days
Worcester County, MD	162	+1.3%	$415,000	-0.2%	43 days	+11 days

Local Markets	New Pending Sales		New Listings		Showings	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
Del/Mar Coastal	481	-12.5%	435	-23.0%	6,193	-1.5%
Somerset County, MD	20	-13.0%	21	-8.7%	168	+7.7%
Sussex County, DE	286	-13.3%	269	-22.3%	3,639	-1.7%
Wicomico County, MD	83	-4.6%	68	+33.3%	1,041	+5.9%
Worcester County, MD	92	-16.4%	77	-46.9%	1,345	-7.2%

Local Markets	Active Listings		Months of Supply	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
Del/Mar Coastal	2,828	+11.6%	3.65	+0.38 months
Somerset County, MD	106	+1.0%	5.30	+0.05 months
Sussex County, DE	1,782	+7.7%	3.56	+0.2 months
Wicomico County, MD	293	+46.5%	3.37	+1.2 months
Worcester County, MD	647	+12.7%	3.92	+0.5 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro Area
- Central Pennsylvania
- Baltimore Metro Area
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro Area
- Del/Mar Coastal



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

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

DelMar Coastal

December 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of January 7, 2025

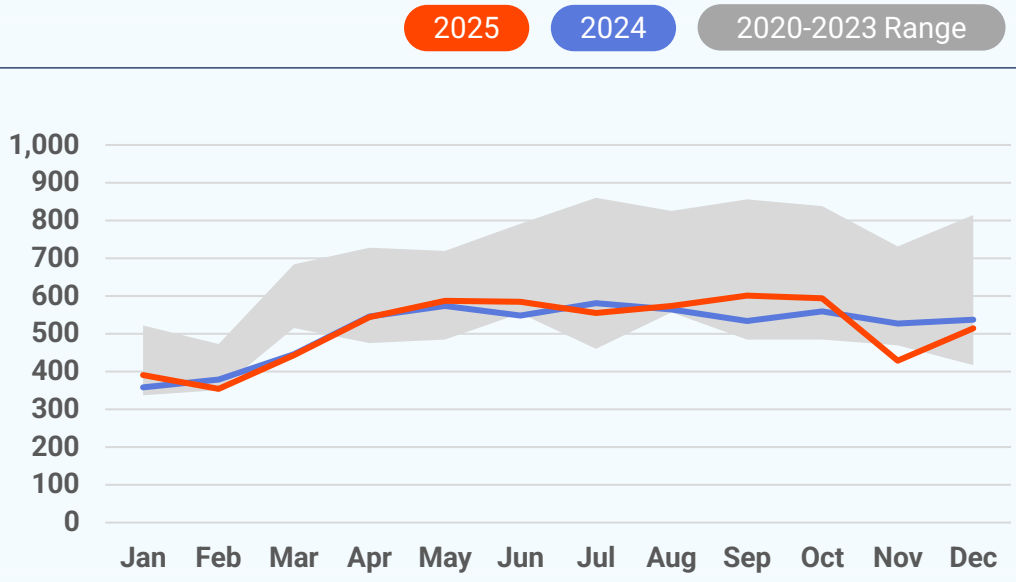
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	514	537	-4.3%
Median Sold Price	$435,000	$415,000	+4.8%
Median Days on Market	47 days	42 days	+5 days
New Pending Sales	358	402	-10.9%
New Listings	325	399	-18.5%
Active Listings	1,966	1,736	+13.2%
Months of Supply	3.56	3.15	+0.41 mos.

Closed Sales

514
December 2025

-4.3%
Dec '25 vs. Dec '24
(Dec '24: 537)

+19.8%
Dec '25 vs. Nov '25
(Nov '25: 429)



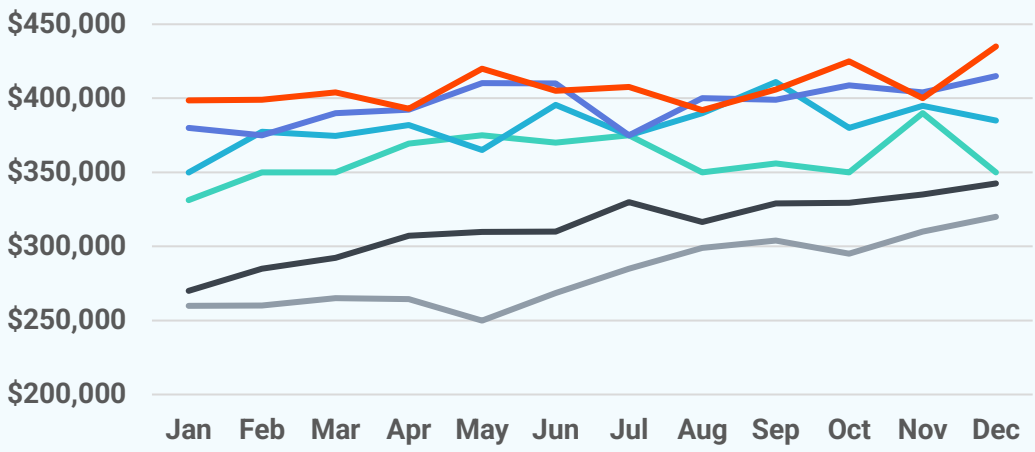
Median Sold Price

2025 2024 2023 2022 2021 2020

$435,000
December 2025

+4.8%
Dec '25 vs. Dec '24
(Dec '24: $415,000)

+8.8%
Dec '25 vs. Nov '25
(Nov '25: $400,000)



Median Days on Market

47 days
December 2025

+5 days
Dec '25 vs. Dec '24
(Dec '24: 42 days)

+13 days
Dec '25 vs. Nov '25
(Nov '25: 34 days)



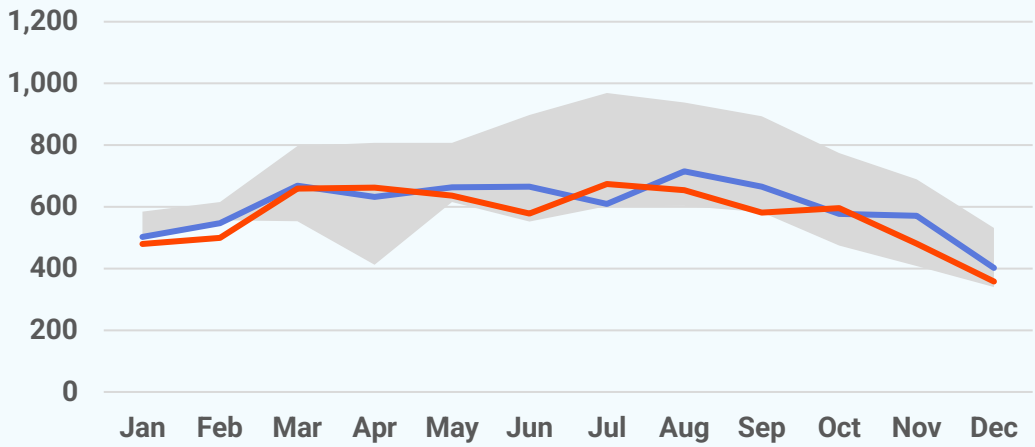
New Pending Sales

2025 2024 2020-2023 Range

358
December 2025

-10.9%
Dec '25 vs. Dec '24
(Dec '24: 402)

-25.6%
Dec '25 vs. Nov '25
(Nov '25: 481)



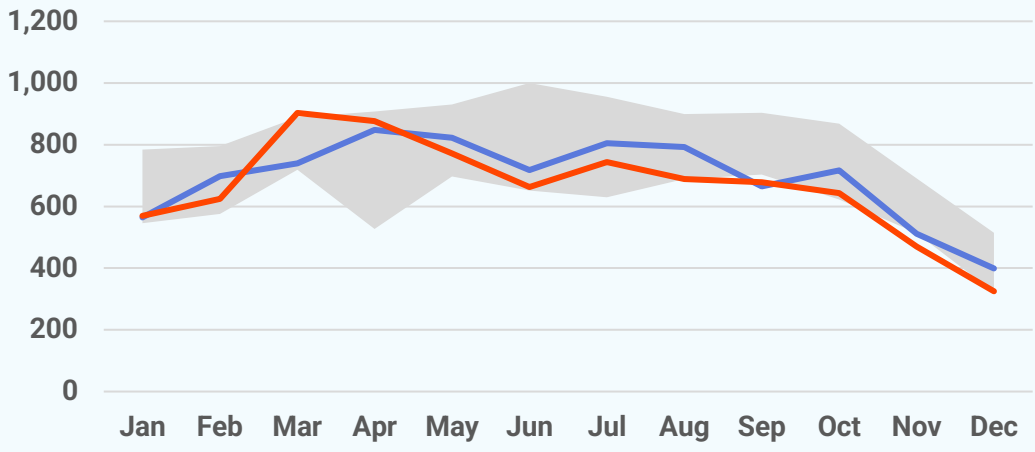
New Listings

2025 | 2024 | 2020-2023 Range

325
December 2025

-18.5%
Dec '25 vs. Dec '24
(Dec '24: 399)

-30.9%
Dec '25 vs. Nov '25
(Nov '25: 470)



Active Listings

1,966
December 2025

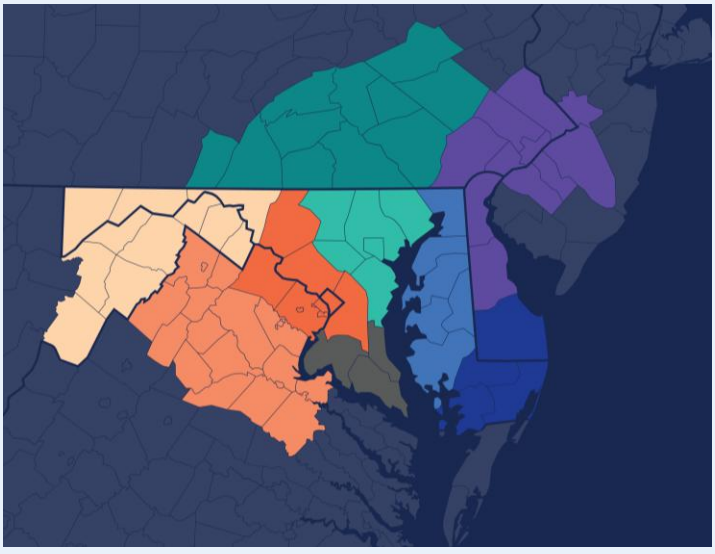
+13.2%
Dec '25 vs. Dec '24
(Dec '24: 1,736)

-13.5%
Dec '25 vs. Nov '25
(Nov '25: 2,274)



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DelMar Coastal

December 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of January 7, 2025

Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	103	97	+6.2%
Median Sold Price	$400,000	$450,000	-11.1%
Median Days on Market	44 days	36 days	+8 days
New Pending Sales	72	80	-10.0%
New Listings	56	68	-17.6%
Active Listings	397	358	+10.9%
Months of Supply	3.78	3.98	-0.20 mos.

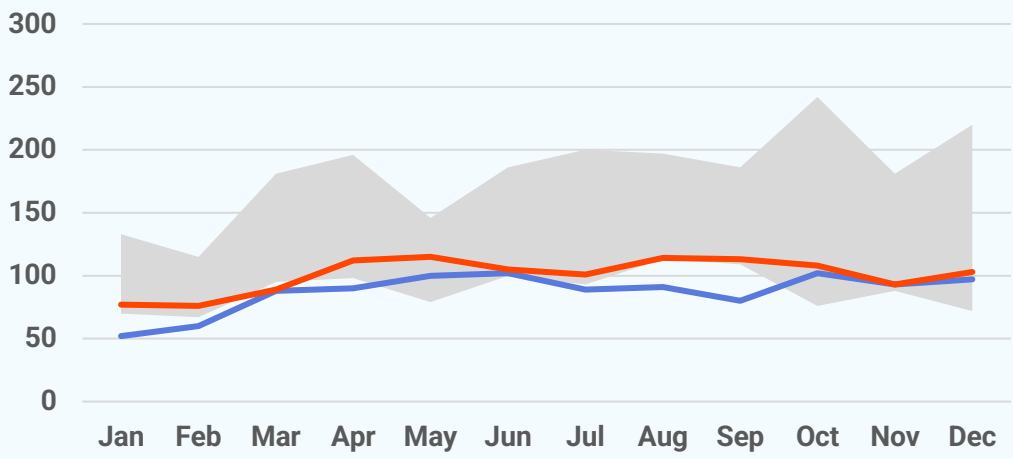
Closed Sales

2025 2024 2020-2023 Range

103
December 2025

+6.2%
Dec '25 vs. Dec '24
(Dec '24: 97)

+10.8%
Dec '25 vs. Nov '25
(Nov '25: 93)



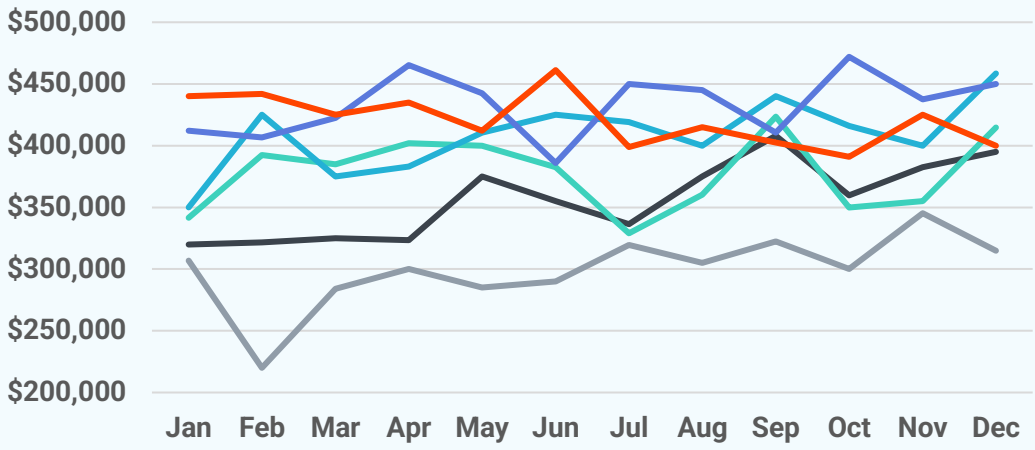
Median Sold Price

2025 2024 2023 2022 2021 2020

$400,000
December 2025

-11.1%
Dec '25 vs. Dec '24
(Dec '24: $450,000)

-5.9%
Dec '25 vs. Nov '25
(Nov '25: $425,000)



Median Days on Market

44 days
December 2025

+8 days
Dec '25 vs. Dec '24
(Dec '24: 36 days)

+13 days
Dec '25 vs. Nov '25
(Nov '25: 31 days)



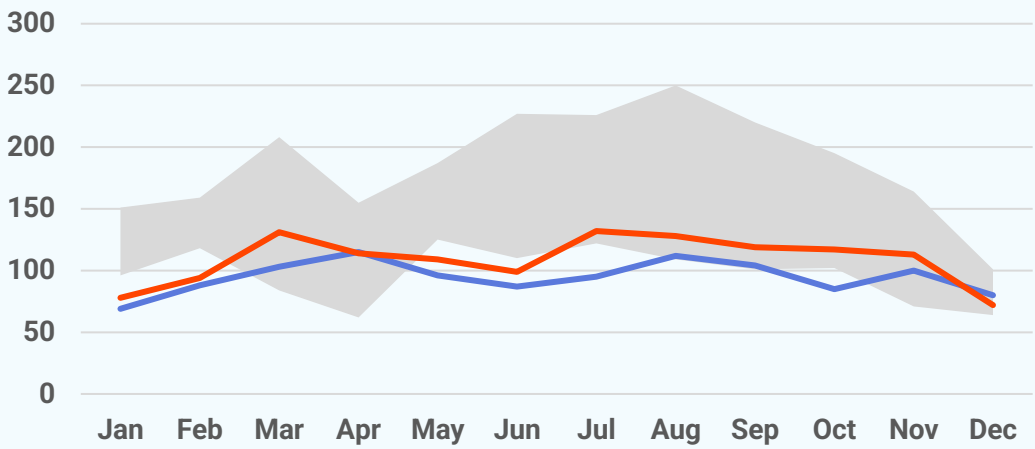
New Pending Sales

2025 2024 2020-2023 Range

72
December 2025

-10.0%
Dec '25 vs. Dec '24
(Dec '24: 80)

-36.3%
Dec '25 vs. Nov '25
(Nov '25: 113)



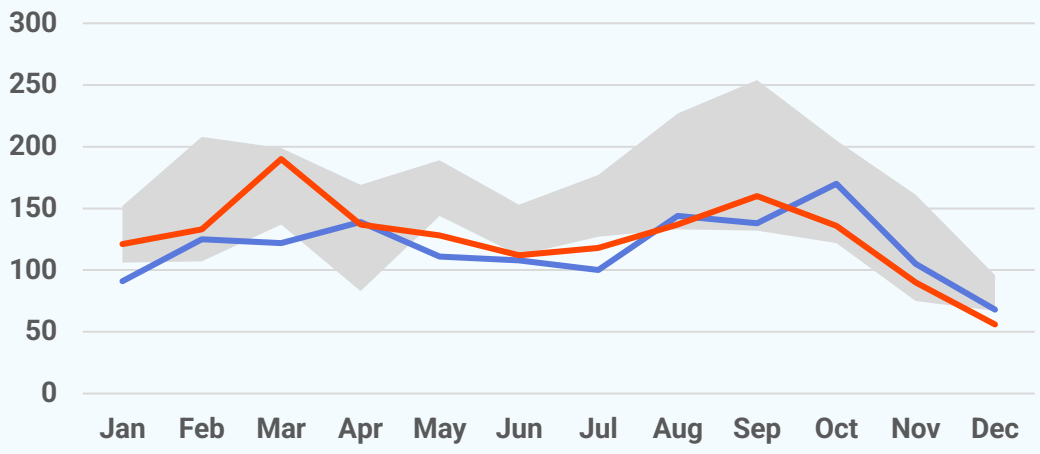
New Listings

2025 | 2024 | 2020-2023 Range

56
December 2025

-17.6%
Dec '25 vs. Dec '24
(Dec '24: 68)

-37.8%
Dec '25 vs. Nov '25
(Nov '25: 90)



Active Listings

397
December 2025

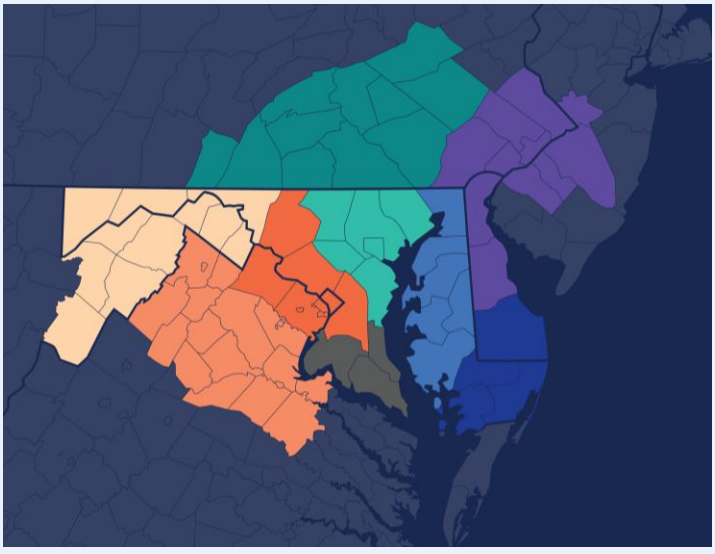
+10.9%
Dec '25 vs. Dec '24
(Dec '24: 358)

-11.4%
Dec '25 vs. Nov '25
(Nov '25: 448)



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DelMar Coastal

December 2025 Condos Report

Prepared by Bright Research

Data as of January 7, 2025

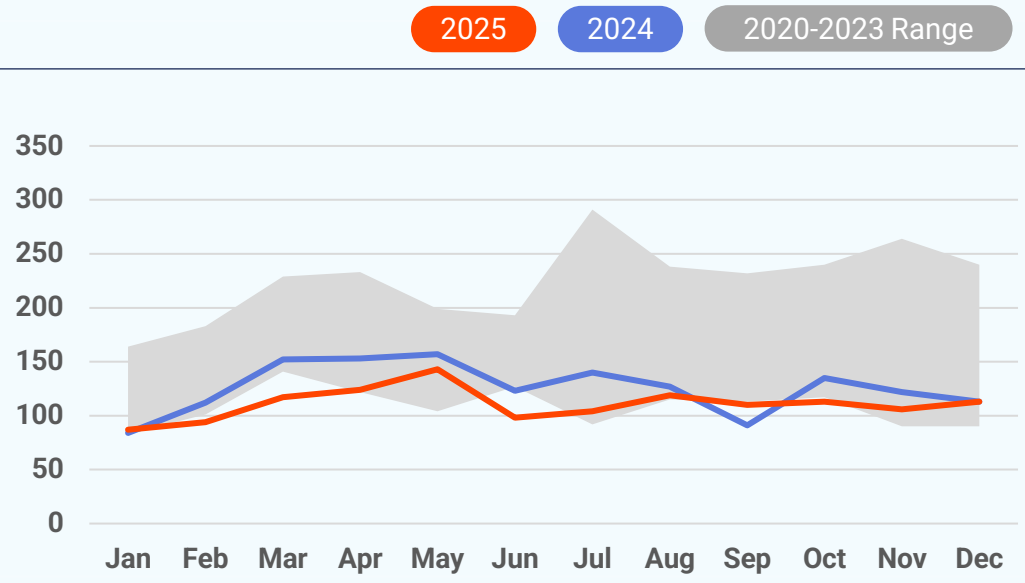
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	113	113	+0.0%
Median Sold Price	$419,899	$415,000	+1.2%
Median Days on Market	52 days	48 days	+4 days
New Pending Sales	51	68	-25.0%
New Listings	54	98	-44.9%
Active Listings	465	439	+5.9%
Months of Supply	4.01	3.33	+0.68 mos.

Closed Sales

113
December 2025

+0.0%
Dec '25 vs. Dec '24
(Dec '24: 113)

+6.6%
Dec '25 vs. Nov '25
(Nov '25: 106)



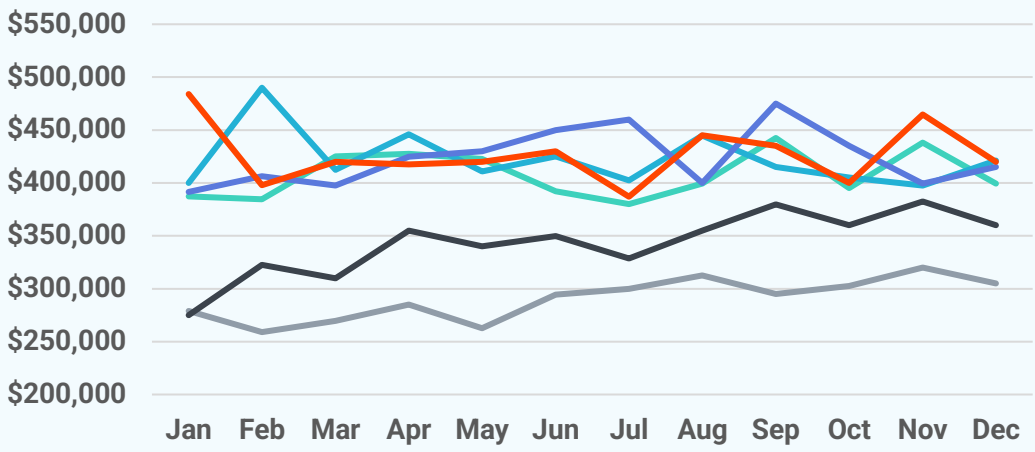
Median Sold Price

2025 2024 2023 2022 2021 2020

$419,899
December 2025

+1.2%
Dec '25 vs. Dec '24
(Dec '24: $415,000)

-9.6%
Dec '25 vs. Nov '25
(Nov '25: $464,645)

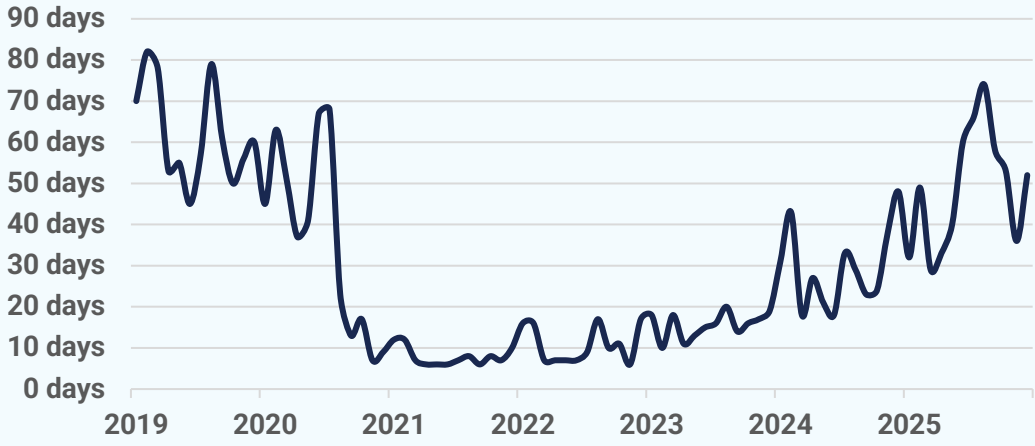


Median Days on Market

52 days
December 2025

+4 days
Dec '25 vs. Dec '24
(Dec '24: 48 days)

+16 days
Dec '25 vs. Nov '25
(Nov '25: 36 days)



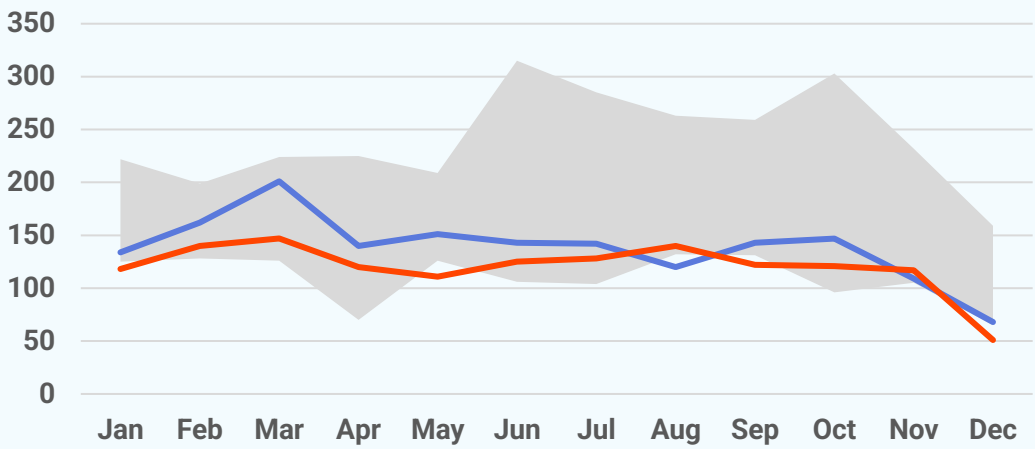
New Pending Sales

2025 2024 2020-2023 Range

51
December 2025

-25.0%
Dec '25 vs. Dec '24
(Dec '24: 68)

-56.4%
Dec '25 vs. Nov '25
(Nov '25: 117)



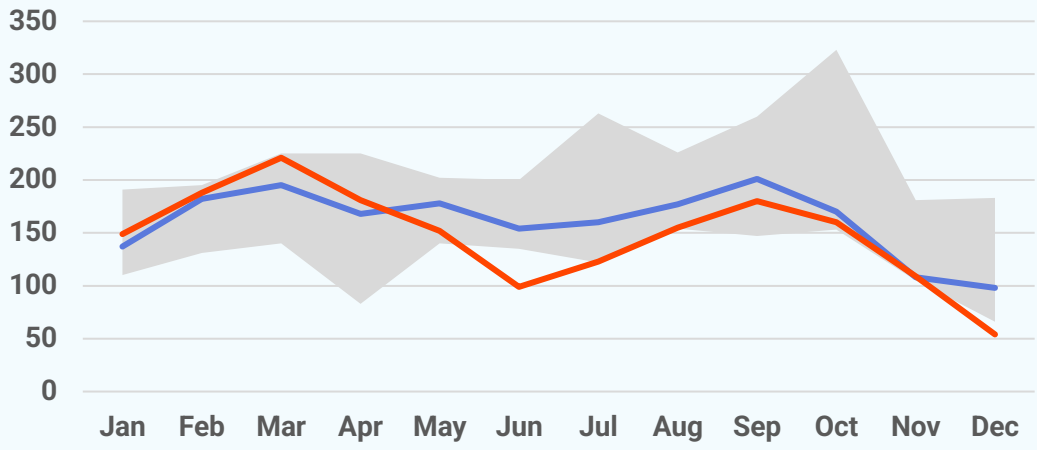
New Listings

2025 | 2024 | 2020-2023 Range

54
December 2025

-44.9%
Dec '25 vs. Dec '24
(Dec '24: 98)

-50.5%
Dec '25 vs. Nov '25
(Nov '25: 109)



Active Listings

465
December 2025

+5.9%
Dec '25 vs. Dec '24
(Dec '24: 439)

-15.8%
Dec '25 vs. Nov '25
(Nov '25: 552)



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