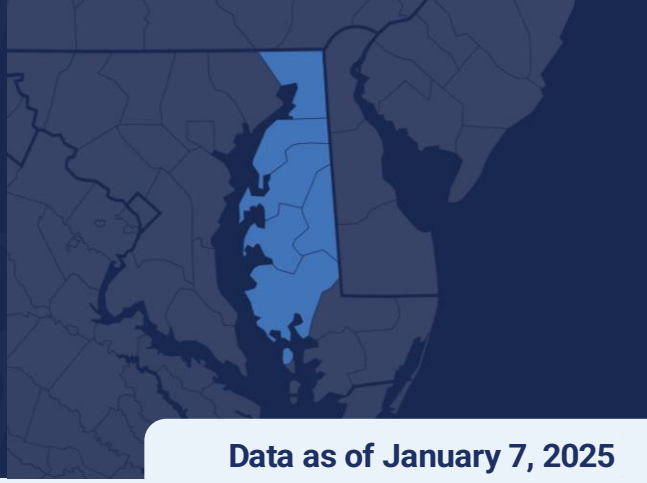
Maryland Eastern Shore

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	307	287	+7.0%	3,647	3,750	-2.7%
Median Sold Price	$399,000	$375,000	+6.4%	$395,000	$380,000	+3.9%
Median Days on Market	41 days	23 days	+18 days	25 days	16 days	+9 days
New Pending Sales	227	193	+17.6%	3,699	3,716	-0.5%
New Listings	217	195	+11.3%	5,013	4,852	+3.3%
Active Listings	939	814	+15.4%	939	814	+15.4%
Months of Supply	3.10	2.61	+0.49 mos.	3.10	2.61	+0.49 mos.
Showings	2,710	2,343	+15.7%	48,247	45,997	+4.9%

Housing Market Trends

A December sales spike on the Eastern Shore did not offset the region's sluggish year. There were 307 closed sales on the Maryland Eastern Shore in December 2025, outpacing December 2024 by 7.0%. Yet closed sales for the year as a whole lagged by 2.7%. Within the region, the bright spots for transactions were Talbot, Caroline, and Cecil counties, where sales were modestly higher in 2025 than in 2024..

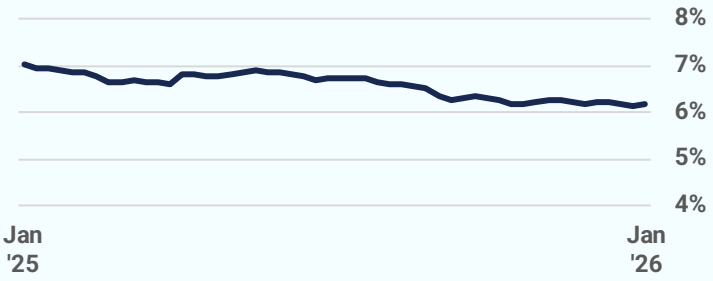
Buyers also submitted more contracts this December than last year. Lower mortgage rates may have been the push some buyers needed to assist with affordability. Price levels remain elevated with the median price for 2025 at $395,000, 3.9% higher than 2024.

The housing market has seen shifts throughout 2025. Homes stay on the market longer due to restricted demand and inventory growth. Overall, the Eastern Shore has 15.4% more homes available at the end of 2025. Only Queen Anne's County has a tighter supply than last year.

Market Outlook

Demand was dampened in 2025 by continued affordability constraints and economic uncertainty. While both will remain part of the market in 2026, the Maryland Eastern Shore is ready to rebound, at least to some extent, in the new year. Overall transactions will be lower than average, but sales should surpass 2025 and price growth will ease for buyers.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

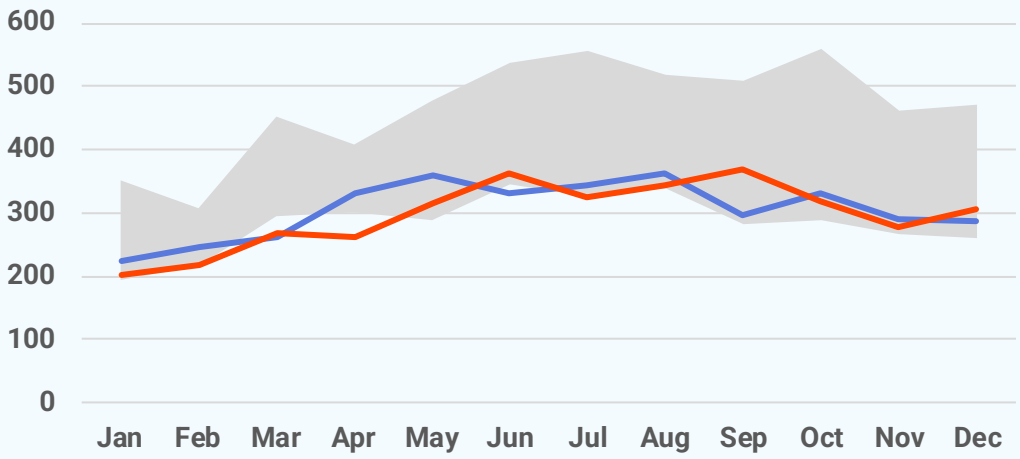
Closed Sales

2025 | 2024 | 2020-2023 Range

307
December 2025

+7.0%
Dec '25 vs. Dec '24
(Dec '24: 287)

+10.4%
Dec '25 vs. Nov '25
(Nov '25: 278)



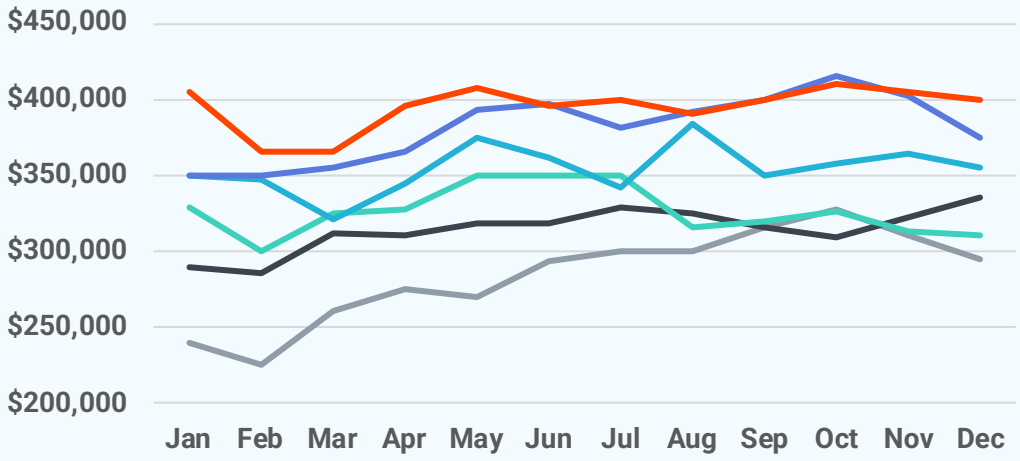
Median Sold Price

2025 | 2024 | 2023 | 2022 | 2021 | 2020

$399,000
December 2025

+6.4%
Dec '25 vs. Dec '24
(Dec '24: $375,000)

-1.5%
Dec '25 vs. Nov '25
(Nov '25: $405,000)



Median Days on Market

41 days
December 2025

+18 days
Dec '25 vs. Dec '24
(Dec '24: 23 days)

+12 days
Dec '25 vs. Nov '25
(Nov '25: 29 days)



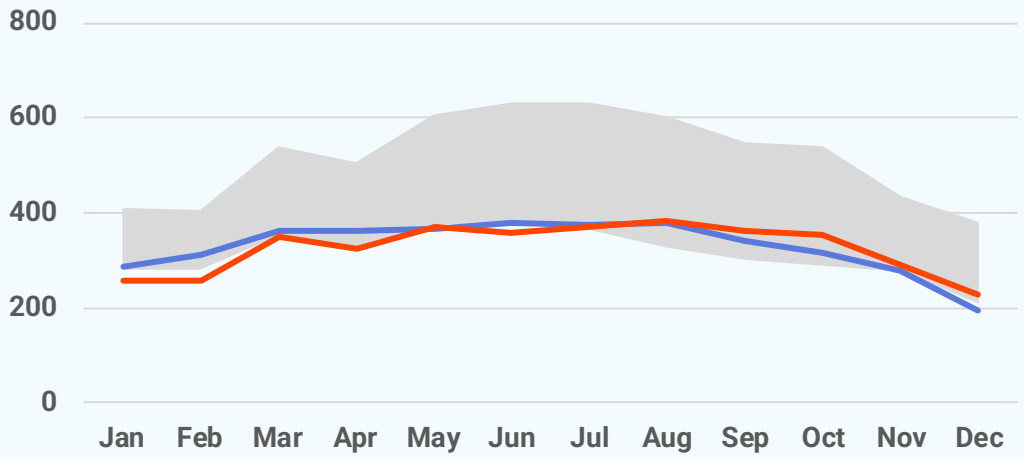
New Pending Sales

2025 | 2024 | 2020-2023 Range

227
December 2025

+17.6%
Dec '25 vs. Dec '24
(Dec '24: 193)

-22.0%
Dec '25 vs. Nov '25
(Nov '25: 291)



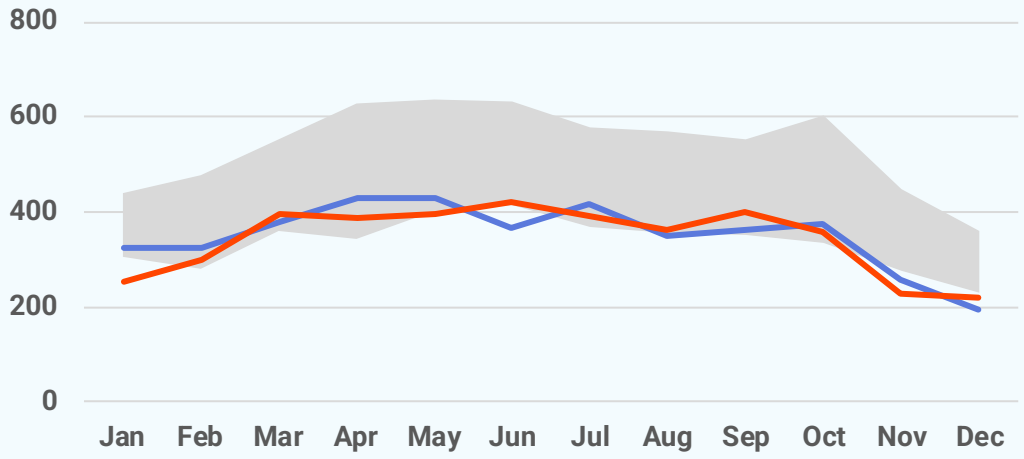
New Listings

2025 | 2024 | 2020-2023 Range

217
December 2025

+11.3%
Dec '25 vs. Dec '24
(Dec '24: 195)

-5.2%
Dec '25 vs. Nov '25
(Nov '25: 229)



Active Listings

939
December 2025

+15.4%
Dec '25 vs. Dec '24
(Dec '24: 814)

-11.8%
Dec '25 vs. Nov '25
(Nov '25: 1,065)



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
MD Eastern Shore	307	+7.0%	$399,000	+6.4%	41 days	+18 days
Caroline County, MD	27	-10.0%	$300,000	-11.1%	23 days	-20 days
Cecil County, MD	102	+36.0%	$355,000	+8.1%	19 days	+6 days
Dorchester County, MD	37	-15.9%	$295,000	-4.4%	88 days	+43 days
Kent County, MD	19	-32.1%	$349,900	-0.7%	70 days	+43 days
Queen Anne's County, MD	69	-2.8%	$519,215	-0.9%	49 days	+22 days
Talbot County, MD	53	+35.9%	$485,000	+13.1%	48 days	+28 days

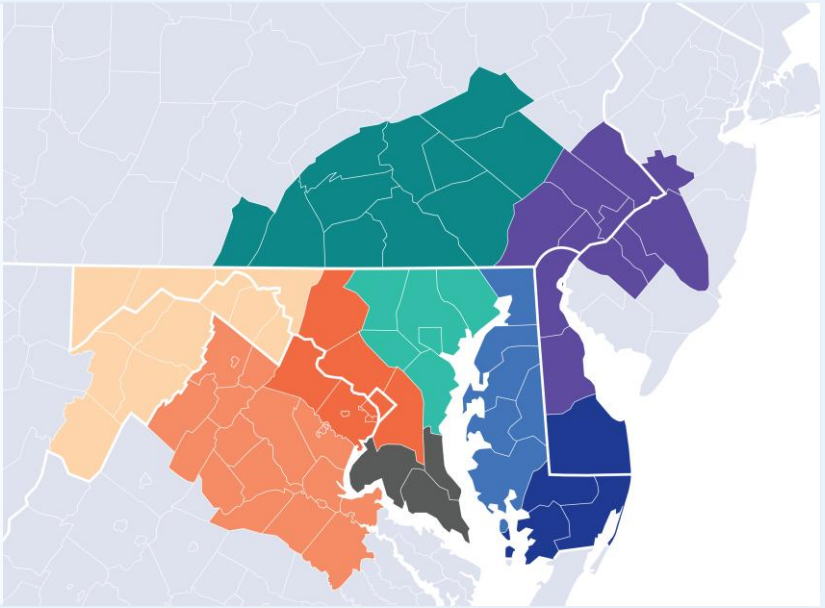
Local Markets	New Pending Sales		New Listings		Showings	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
MD Eastern Shore	227	+17.6%	217	+11.3%	2,710	+15.7%
Caroline County, MD	30	+100.0%	30	+0.0%	343	+36.1%
Cecil County, MD	68	+28.3%	70	+40.0%	858	+26.2%
Dorchester County, MD	25	-34.2%	41	+41.4%	355	+15.6%
Kent County, MD	18	+28.6%	18	+125.0%	162	-4.1%
Queen Anne's County, MD	46	+4.5%	28	-42.9%	564	-6.2%
Talbot County, MD	40	+37.9%	30	+3.4%	428	+28.1%

Local Markets

	Active Listings		Months of Supply	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
MD Eastern Shore	939	+15.4%	3.10	+0.49 months
Caroline County, MD	98	+12.6%	3.38	+0.27 months
Cecil County, MD	202	+2.0%	2.20	+0.05 months
Dorchester County, MD	203	+40.0%	5.34	+2.12 months
Kent County, MD	79	+11.3%	3.43	+0.7 months
Queen Anne's County, MD	158	-3.1%	2.23	-0.03 months
Talbot County, MD	199	+32.7%	4.15	+0.96 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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Please contact **Christy Reap, Media Relations Director** with interview or information requests:

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

Maryland Eastern Shore

December 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of January 7, 2025

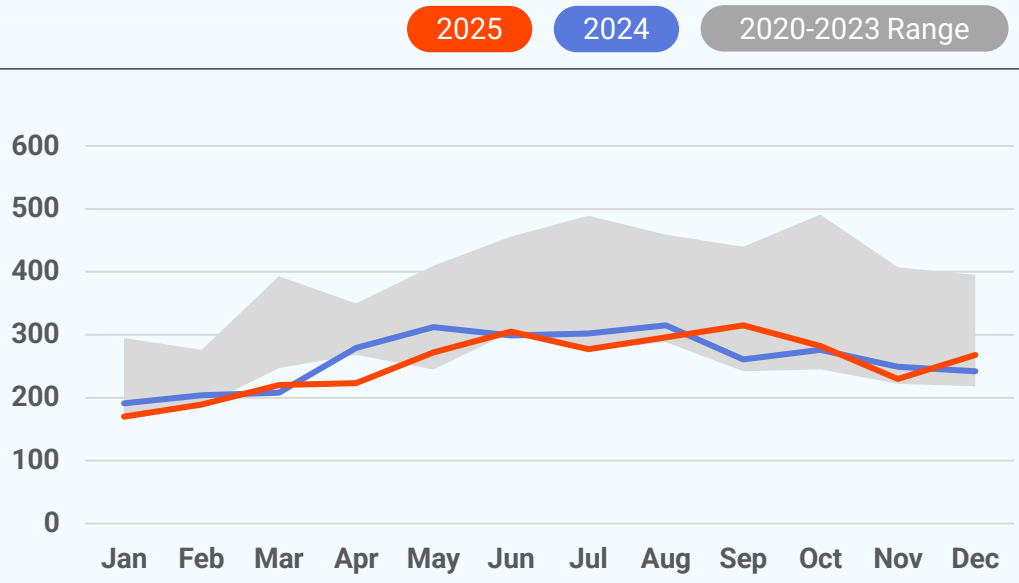
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	268	242	+10.7%
Median Sold Price	$400,000	$397,000	+0.8%
Median Days on Market	43 days	23 days	+20 days
New Pending Sales	206	161	+28.0%
New Listings	180	157	+14.6%
Active Listings	798	678	+17.7%
Months of Supply	3.08	2.54	+0.54 mos.

Closed Sales

268
December 2025

+10.7%
Dec '25 vs. Dec '24
(Dec '24: 242)

+16.5%
Dec '25 vs. Nov '25
(Nov '25: 230)



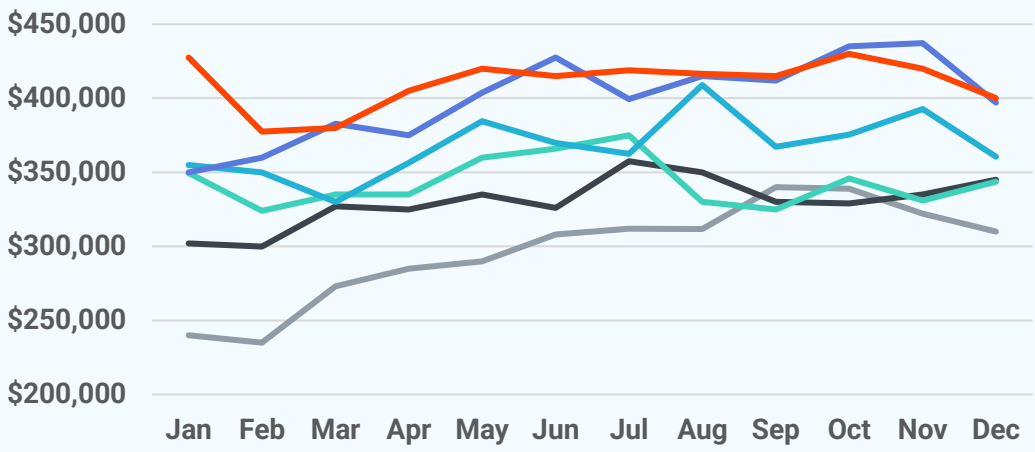
Median Sold Price

2025 2024 2023 2022 2021 2020

$400,000
December 2025

+0.8%
Dec '25 vs. Dec '24
(Dec '24: $397,000)

-4.8%
Dec '25 vs. Nov '25
(Nov '25: $420,000)



Median Days on Market

43 days
December 2025

+20 days
Dec '25 vs. Dec '24
(Dec '24: 23 days)

+18 days
Dec '25 vs. Nov '25
(Nov '25: 25 days)



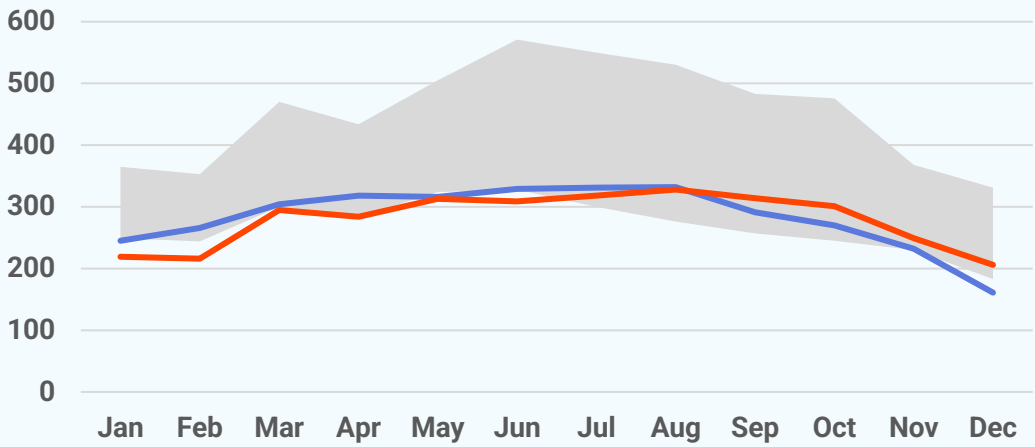
New Pending Sales

2025 2024 2020-2023 Range

206
December 2025

+28.0%
Dec '25 vs. Dec '24
(Dec '24: 161)

-17.3%
Dec '25 vs. Nov '25
(Nov '25: 249)



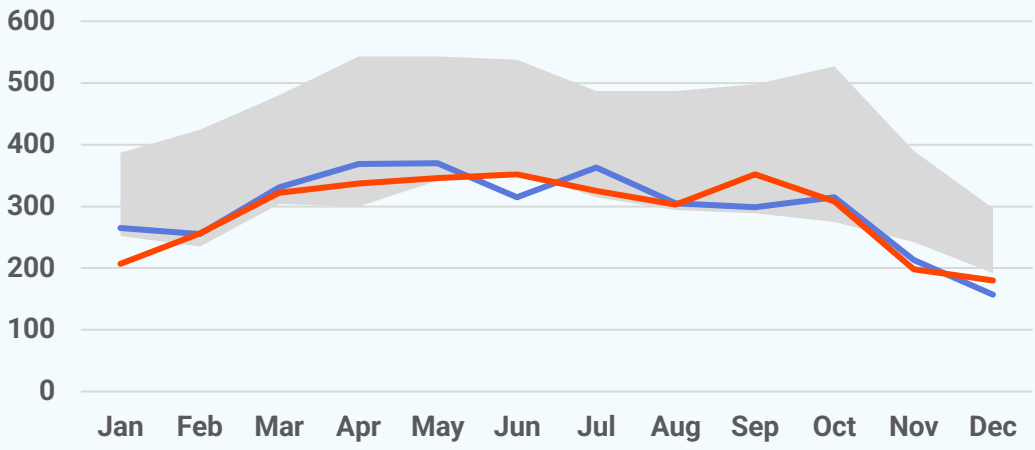
New Listings

2025 | 2024 | 2020-2023 Range

180
December 2025

+14.6%
Dec '25 vs. Dec '24
(Dec '24: 157)

-9.1%
Dec '25 vs. Nov '25
(Nov '25: 198)



Active Listings

798
December 2025

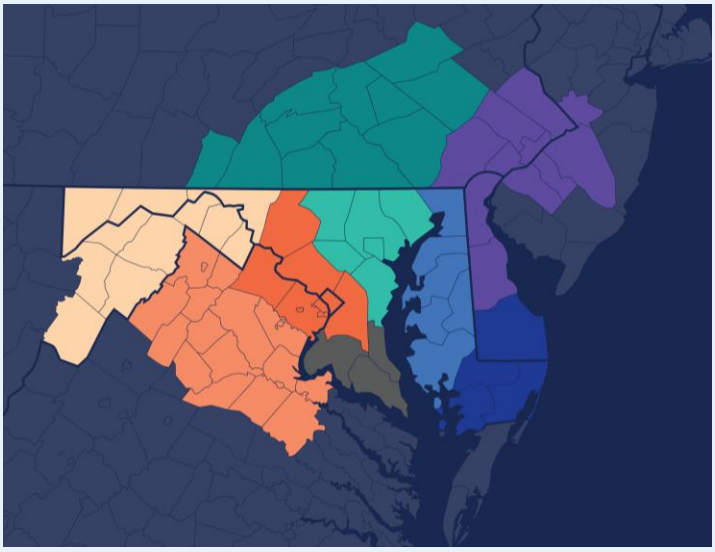
+17.7%
Dec '25 vs. Dec '24
(Dec '24: 678)

-13.8%
Dec '25 vs. Nov '25
(Nov '25: 926)



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Maryland Eastern Shore

December 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of January 7, 2025

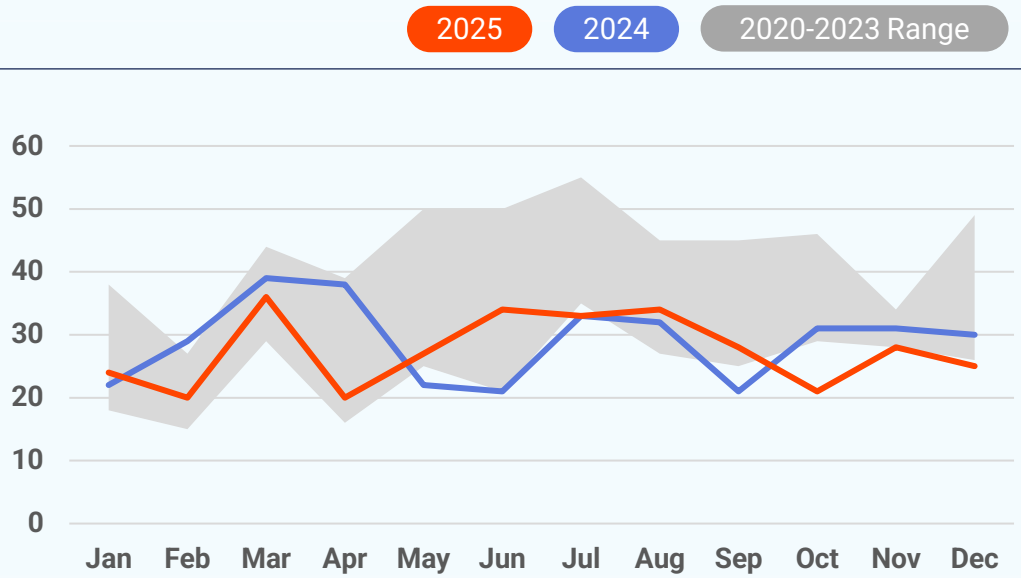
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	25	30	-16.7%
Median Sold Price	$285,000	$271,750	+4.9%
Median Days on Market	21 days	15 days	+6 days
New Pending Sales	16	20	-20.0%
New Listings	24	25	-4.0%
Active Listings	86	73	+17.8%
Months of Supply	3.07	2.43	+0.64 mos.

Closed Sales

25
December 2025

-16.7%
Dec '25 vs. Dec '24
(Dec '24: 30)

-10.7%
Dec '25 vs. Nov '25
(Nov '25: 28)



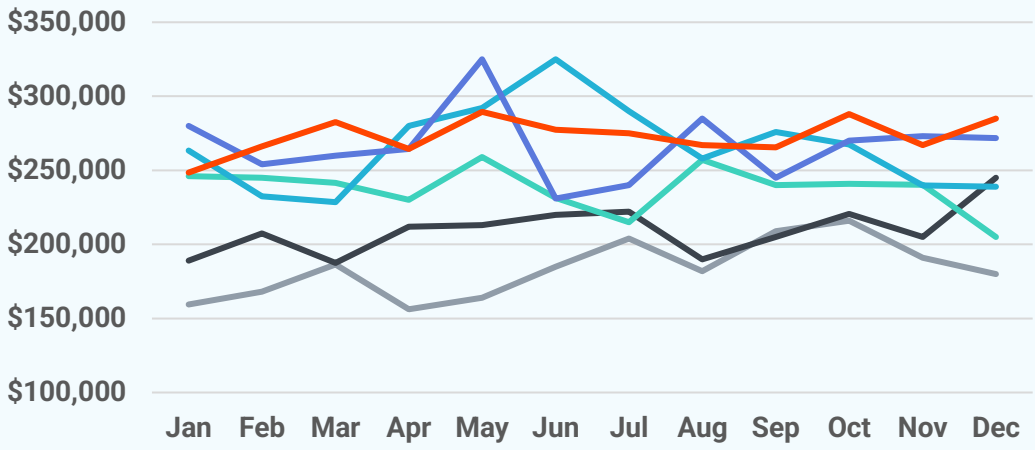
Median Sold Price

2025 2024 2023 2022 2021 2020

$285,000
December 2025

+4.9%
Dec '25 vs. Dec '24
(Dec '24: $271,750)

+6.8%
Dec '25 vs. Nov '25
(Nov '25: $266,950)

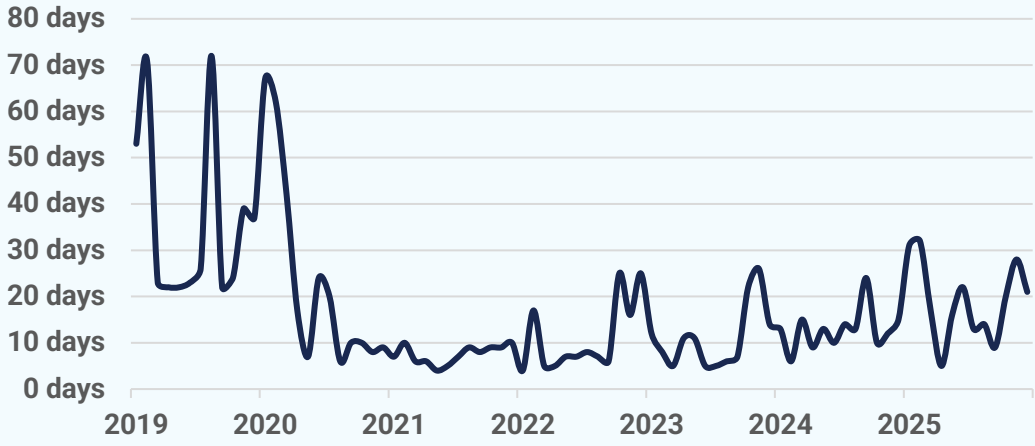


Median Days on Market

21 days
December 2025

+6 days
Dec '25 vs. Dec '24
(Dec '24: 15 days)

-7 days
Dec '25 vs. Nov '25
(Nov '25: 28 days)



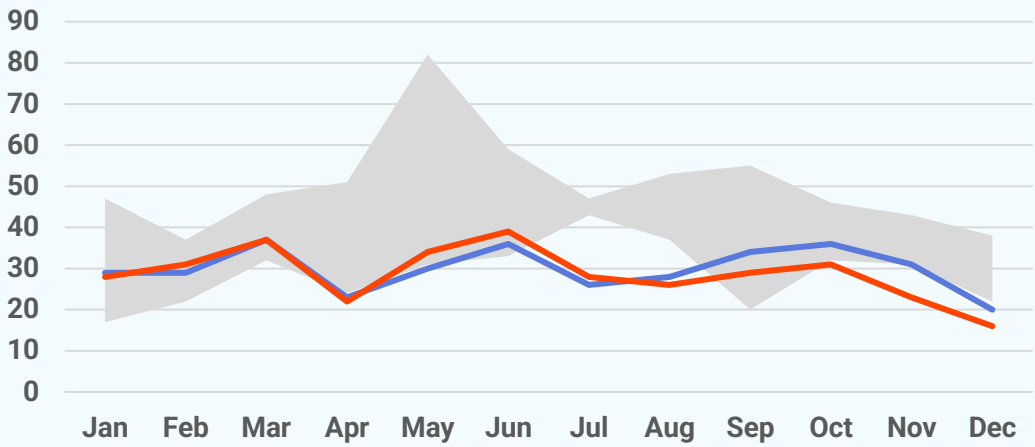
New Pending Sales

2025 2024 2020-2023 Range

16
December 2025

-20.0%
Dec '25 vs. Dec '24
(Dec '24: 20)

-30.4%
Dec '25 vs. Nov '25
(Nov '25: 23)



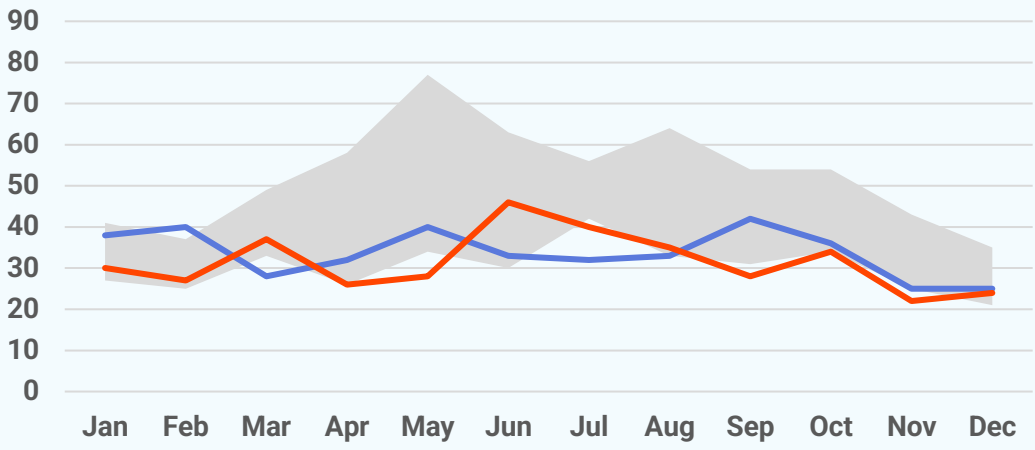
New Listings

2025 | 2024 | 2020-2023 Range

24
December 2025

-4.0%
Dec '25 vs. Dec '24
(Dec '24: 25)

+9.1%
Dec '25 vs. Nov '25
(Nov '25: 22)



Active Listings

86
December 2025

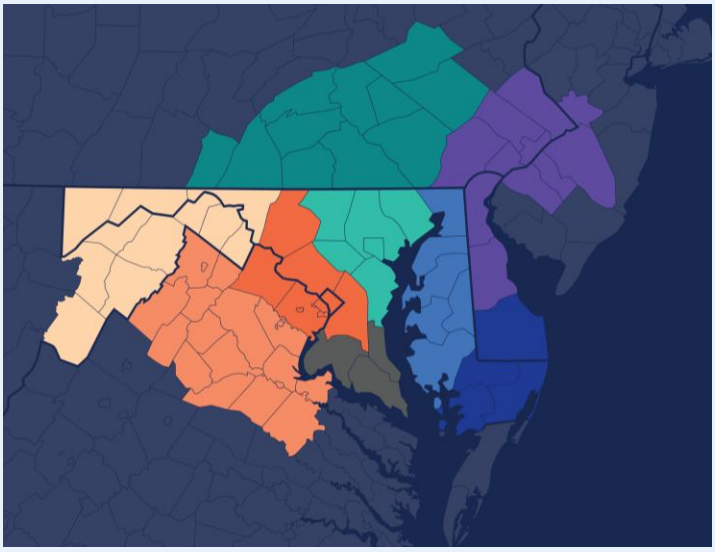
+17.8%
Dec '25 vs. Dec '24
(Dec '24: 73)

+3.6%
Dec '25 vs. Nov '25
(Nov '25: 83)



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Maryland Eastern Shore

December 2025 Condos Report

Prepared by Bright Research

Data as of January 7, 2025

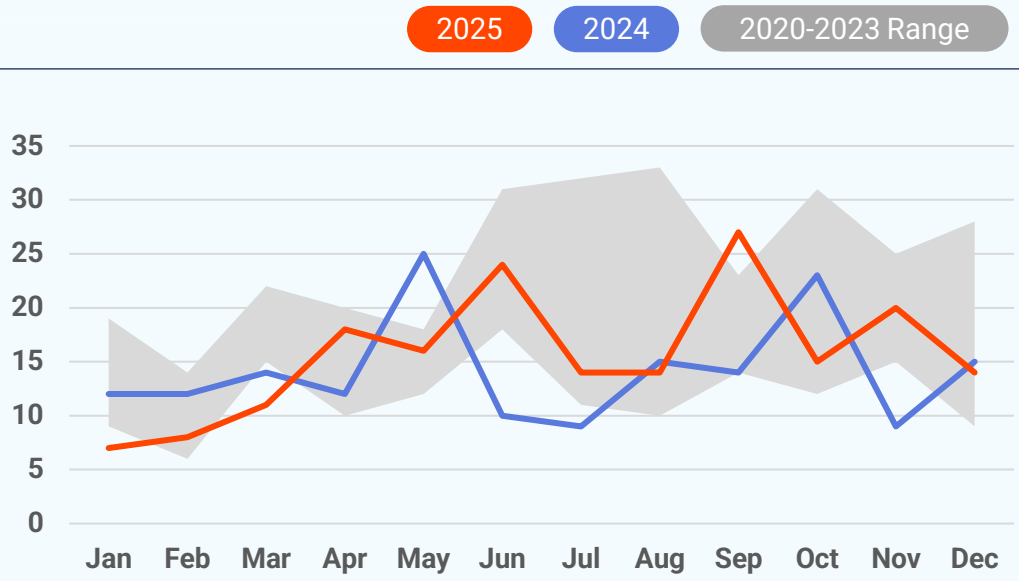
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	14	15	-6.7%
Median Sold Price	$507,000	$369,900	+37.1%
Median Days on Market	76 days	82 days	-6 days
New Pending Sales	5	12	-58.3%
New Listings	13	13	+0.0%
Active Listings	55	63	-12.7%
Months of Supply	3.44	4.20	-0.76 mos.

Closed Sales

14
December 2025

-6.7%
Dec '25 vs. Dec '24
(Dec '24: 15)

-30.0%
Dec '25 vs. Nov '25
(Nov '25: 20)



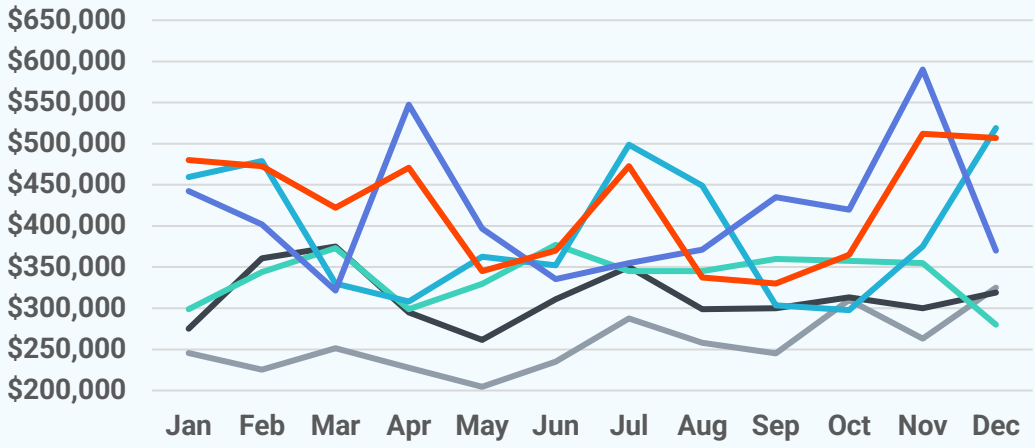
Median Sold Price

2025 2024 2023 2022 2021 2020

$507,000
December 2025

+37.1%
Dec '25 vs. Dec '24
(Dec '24: $369,900)

-1.0%
Dec '25 vs. Nov '25
(Nov '25: $511,997)

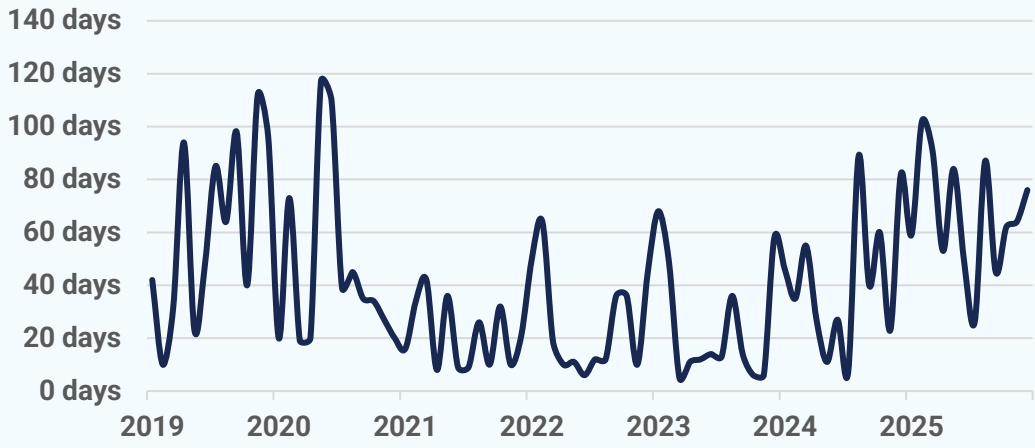


Median Days on Market

76 days
December 2025

-6 days
Dec '25 vs. Dec '24
(Dec '24: 82 days)

+12 days
Dec '25 vs. Nov '25
(Nov '25: 64 days)



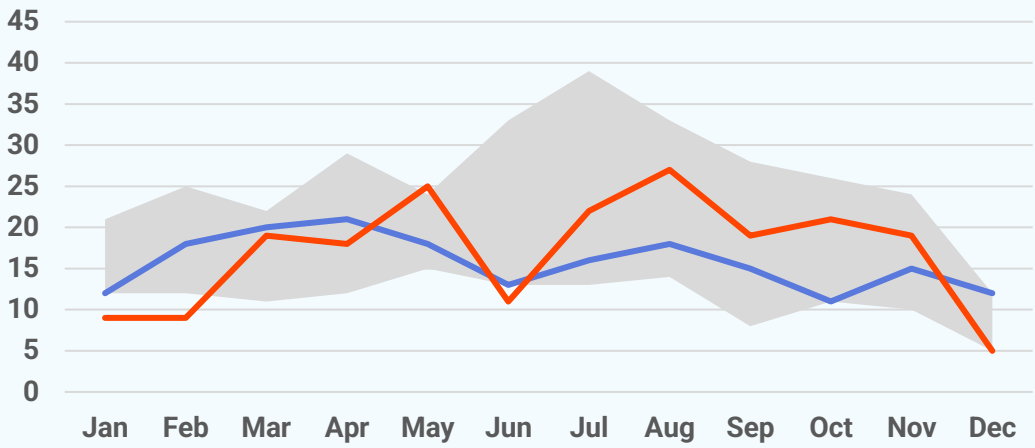
New Pending Sales

2025 2024 2020-2023 Range

5
December 2025

-58.3%
Dec '25 vs. Dec '24
(Dec '24: 12)

-73.7%
Dec '25 vs. Nov '25
(Nov '25: 19)



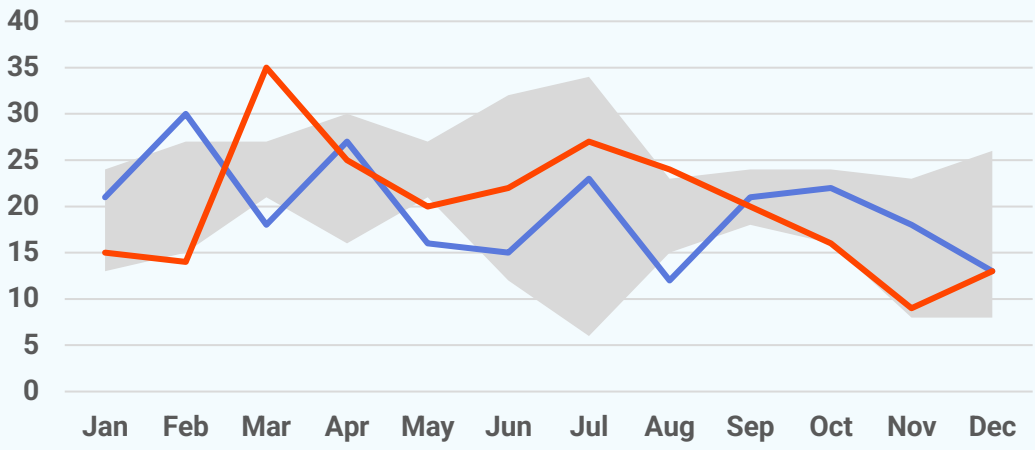
New Listings

2025 | 2024 | 2020-2023 Range

13
December 2025

+0.0%
Dec '25 vs. Dec '24
(Dec '24: 13)

+44.4%
Dec '25 vs. Nov '25
(Nov '25: 9)



Active Listings

55
December 2025

-12.7%
Dec '25 vs. Dec '24
(Dec '24: 63)

-1.8%
Dec '25 vs. Nov '25
(Nov '25: 56)



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