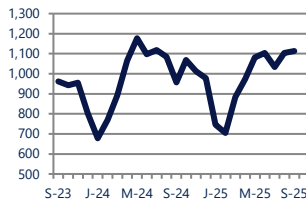


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **EASTERN SHORE MARYLAND HOUSING MARKET** SEPTEMBER 2025

## Units Sold

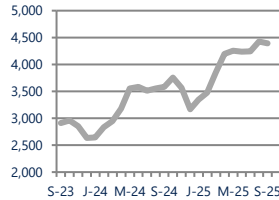
1,114



**Up 16%**  
Vs. Year Ago

## Active Inventory

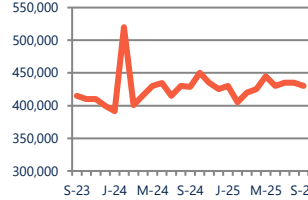
4,394



**Up 23%**  
Vs. Year Ago

## Median Sale Price

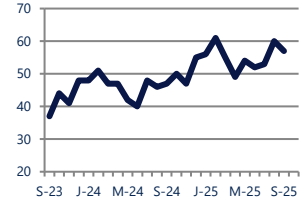
\$430,000



**No Change**  
Vs. Year Ago

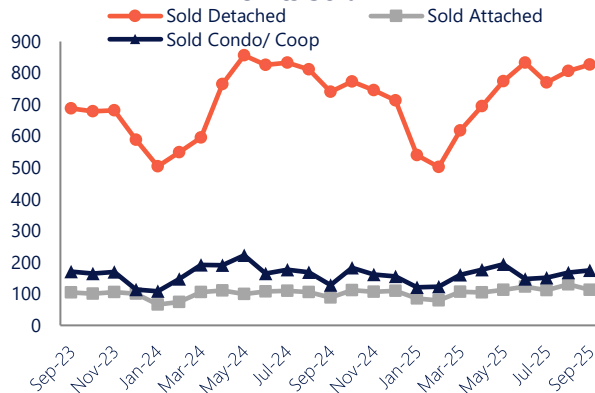
## Days On Market

57



**Up 21%**  
Vs. Year Ago

## Units Sold\*



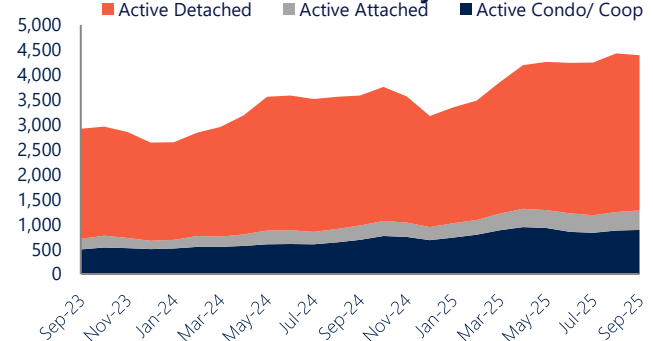
## Units Sold

There was an increase in total units sold in September, with 1,114 sold this month in Eastern Shore Maryland versus 1,104 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 16% versus September 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 811 units or 23%. The total number of active inventory this September was 4,394 compared to 3,583 in September 2024. This month's total of 4,394 is lower than the previous month's total supply of available inventory of 4,427, a decrease of 1%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for Eastern Shore Maryland Homes was \$428,525. This September, the median sale price was \$430,000, which is similar compared to a year ago. The current median sold price is 1% higher than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

\*Defined as the counties Caroline, Cecil, Dorchester, Kent, Queen Annes, Somerset, Talbot, Wicomico, and Worcester in MD and Sussex County in DE

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

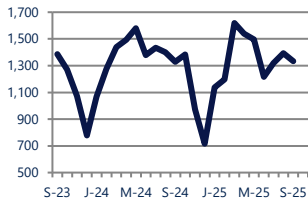
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **EASTERN SHORE MARYLAND HOUSING MARKET** SEPTEMBER 2025

## New Listings

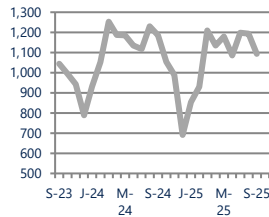
**1,334**



**No Change**  
Vs. Year Ago

## Current Contracts

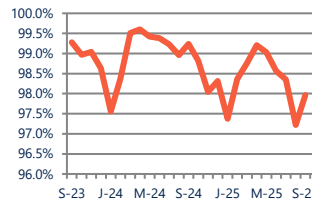
**1,093**



**Down -8%**  
Vs. Year Ago

## Sold Vs. List Price

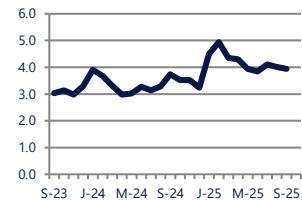
**98.0%**



**Down -1.3%**  
Vs. Year Ago

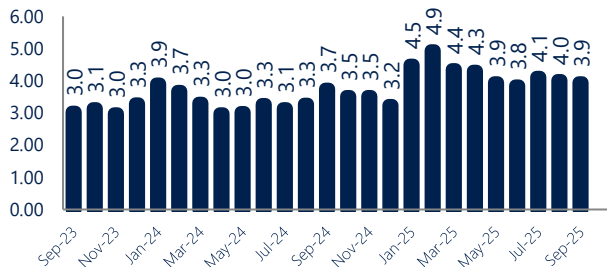
## Months of Supply

**3.9**



**Up 5%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

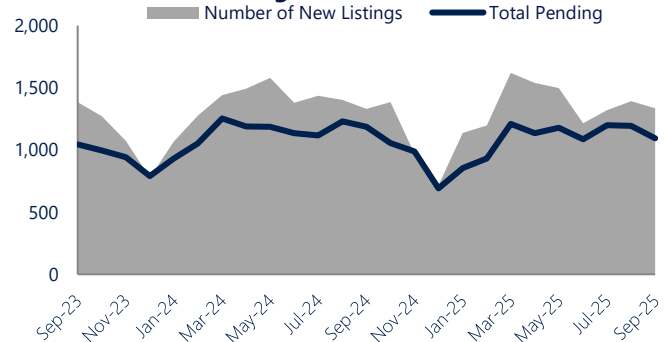
In September, there was 3.9 months of supply available in Eastern Shore Maryland, compared to 3.7 in September 2024. That is an increase of 5% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

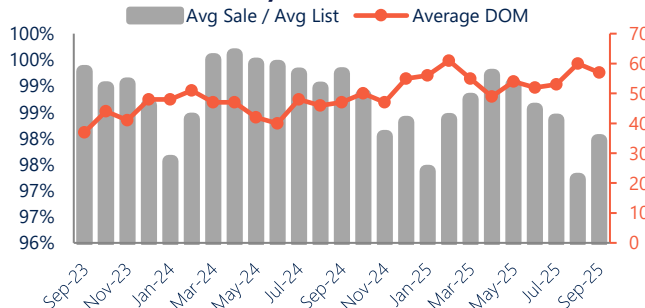
## New Listings & Current Contracts

This month there were 1,334 homes newly listed for sale in Eastern Shore Maryland, which is similar to the amount in September 2024. There were 1,093 current contracts pending sale this September compared to 1,185 a year ago. The number of current contracts is 8% lower than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Eastern Shore Maryland was 98.0% of the average list price, which is 1.3% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 57, higher than the average last year, which was 47, an increase of 21%.

\*Defined as the counties Caroline, Cecil, Dorchester, Kent, Queen Annes, Somerset, Talbot, Wicomico, and Worcester in MD and Sussex County in DE

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.