

COASTAL MARYLAND RELOCATION GUIDE

DEBBIE ZYSKOWSKI

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WELCOME TO COASTAL MARYLAND

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WHERE TO LIVE



WHAT IS YOUR PRIORITY?

Moving to Coastal Maryland can be quite overwhelming. Here's where you can start.

Coastal Maryland, centered around the Ocean City area, is known for its lively boardwalk energy, waterfront living, and strong beach-town atmosphere. From high-rise oceanfront condos and bayside communities to quieter residential neighborhoods just minutes from the coast, the region offers a wide range of living options. Whether you're drawn to the excitement of summer festivals and nightlife, interested in a vacation or investment property, or looking for a year-round home near the water, Coastal Maryland blends coastal activity with everyday livability. With easy access to beaches, marinas, outdoor recreation, and established residential communities, it offers multiple ways to enjoy life by the shore — all within one connected coastal market.

Median Home Price: \$541,000 (Ocean City)

Median Monthly Rent: \$2,850 (Ocean City)

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Coastal Delaware Vs Coastal Maryland – Discover
The BIG Lifestyle Differences You'll Love



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About the Schools in Coastal Maryland



Rated by U.S. News, which analyzed THOUSANDS of schools (and we guarantee you it's not biased!), we've collected THE BEST ranking schools in all education categories. If you're looking for an elementary, middle or high school in Coastal Maryland, or a university in Maryland, check this out.

Discover the top schools in Coastal Maryland



Top Schools in Coastal Maryland and in Maryland



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Hospitals in Coastal Maryland



**Anyone would want to have access to quality medical and healthcare services.
Here are the top hospitals in Coastal Maryland:**



ATLANTIC GENERAL HOSPITAL

9733 Healthway Dr, Berlin, MD 21811
(410) 641-1100



TIDAL HEALTH

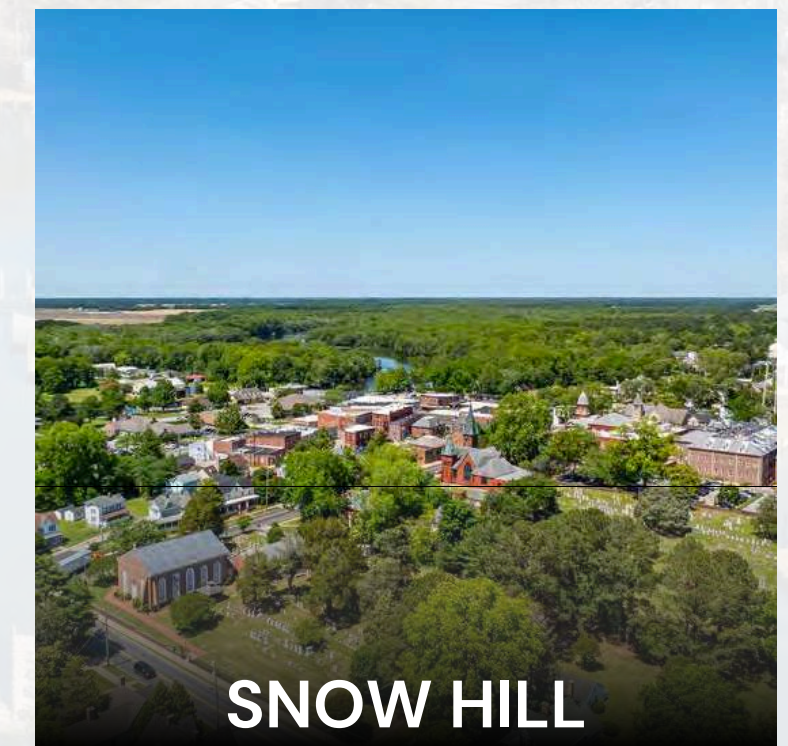
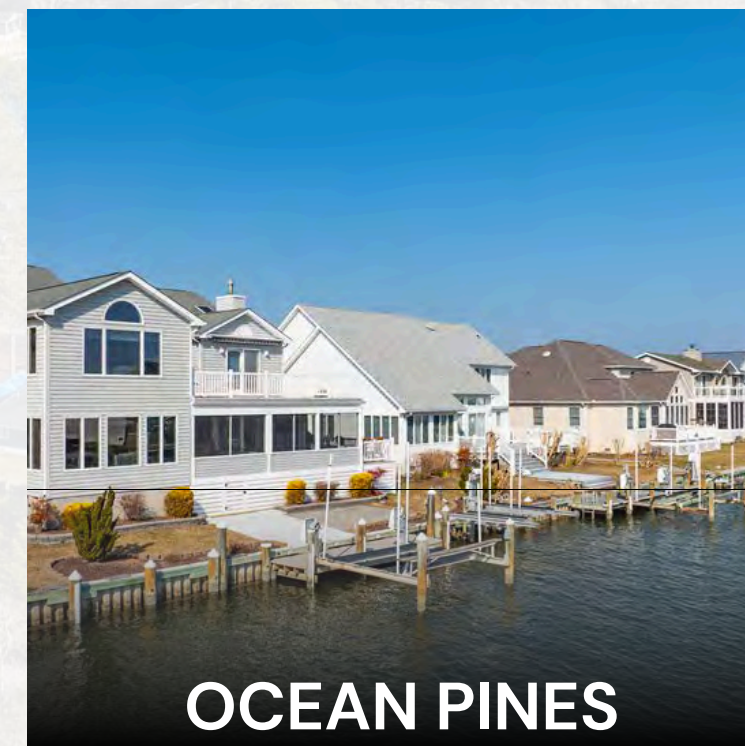
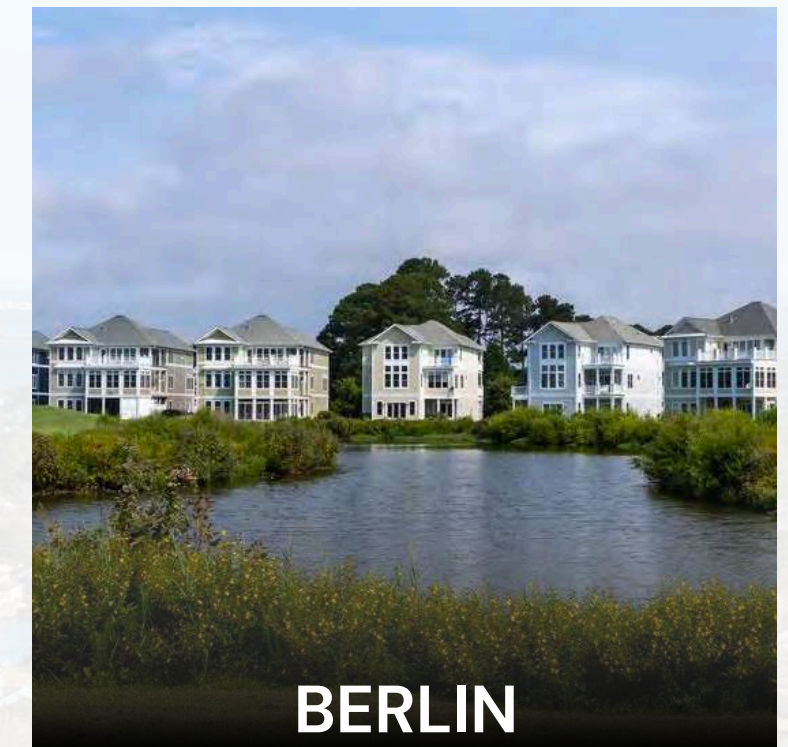
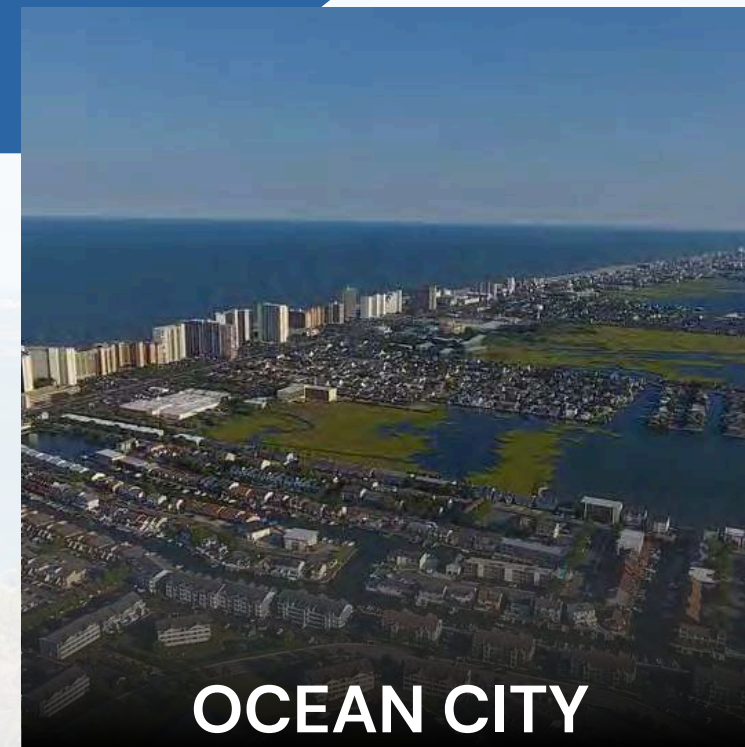
11101 Cathage Road, Berlin, MD 21811
(410) 543-4715

About the Communities in Coastal Maryland



Coastal Maryland offers a blend of beachfront energy and welcoming small-town living along the Atlantic. Ocean City anchors the region with its lively coastal atmosphere. Berlin provides charm and a relaxed setting just inland. Snow Hill offers a quieter pace with historic character. Ocean Pines adds a well-established community designed for year-round living. Together, these areas create a connected coastal region that balances beach-town vibrancy with everyday comfort, offering options for a variety of lifestyles.

- OCEAN CITY
- BERLIN
- SNOW HILL
- OCEAN PINES



Top Employers in Coastal Maryland



Coastal Maryland's job market is largely driven by tourism, hospitality, retail, public safety, and healthcare, reflecting the region's strong beach economy centered around Ocean City and nearby residential communities. Resorts, restaurants, entertainment venues, grocery retailers, and municipal services provide a mix of seasonal and year-round employment opportunities. Many residents live in quieter communities like Ocean Pines or West Ocean City while working in Ocean City's hospitality and service sectors. This interconnected coastal setup allows professionals to pursue career opportunities while maintaining a beach-focused lifestyle and enjoying the flexibility of a year-round coastal community.



Top Employers in Coastal Maryland



Climate in Coastal Maryland



Coastal Maryland's four-season climate allows residents to enjoy waterfront living and outdoor activities throughout the year. The region blends beach energy with year-round coastal access, making every season feel distinct yet accessible.

Spring (March to May): As temperatures rise, spring brings ideal weather for biking and walking the boardwalk, kayaking the bays, visiting nearby state parks, and enjoying outdoor events before peak summer crowds arrive.

Summer (June to August): Summer is the height of beach season, with swimming, boating, paddleboarding, fishing, amusement parks, festivals, and lively boardwalk entertainment creating a vibrant coastal atmosphere.

Fall (September to November): With warm ocean water and lighter crowds, fall is perfect for golfing, biking, fishing, waterfront dining, and enjoying peaceful beach days under clear skies.

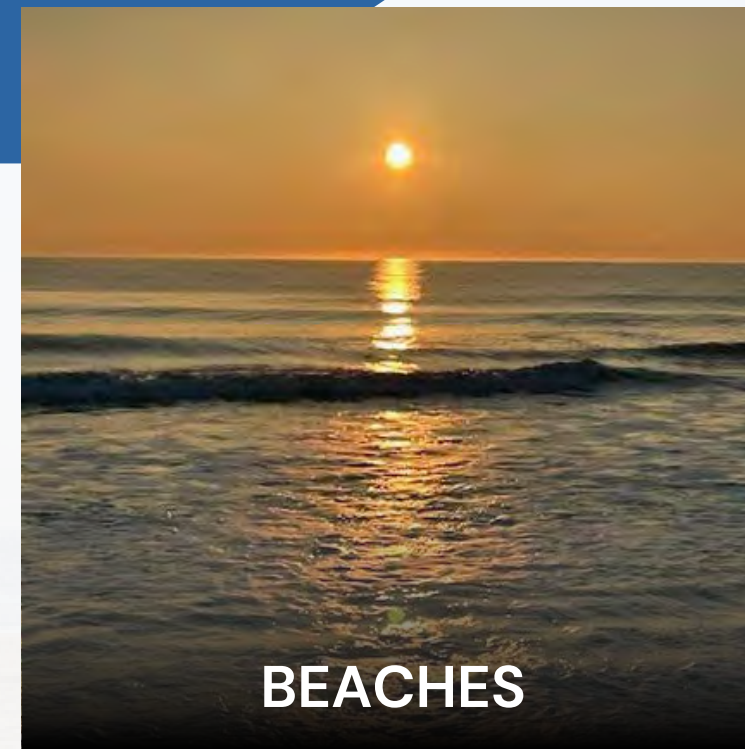
Winter (December to February): The quieter winter months offer a relaxed seaside setting, scenic shoreline walks, community events, cozy dining, and a slower pace that highlights the region's year-round livability.

About the Activities in Coastal Maryland

Coastal Maryland offers a mix of beach living, outdoor recreation, entertainment, and local culture. Residents enjoy parks, waterfront activities, golf, family attractions, seasonal events, and year-round opportunities for boating, fishing, biking, and exploring coastal landscapes. The area also features museums, live entertainment, local dining, and community gatherings that bring residents together throughout the year. Farmers markets, art shows, and waterfront festivals add to the region's vibrant atmosphere. With a balance of lively summer energy and quieter off-season charm, the region provides a well-rounded lifestyle suited for both active and relaxed living.

 Top Attractions in Coastal Maryland 

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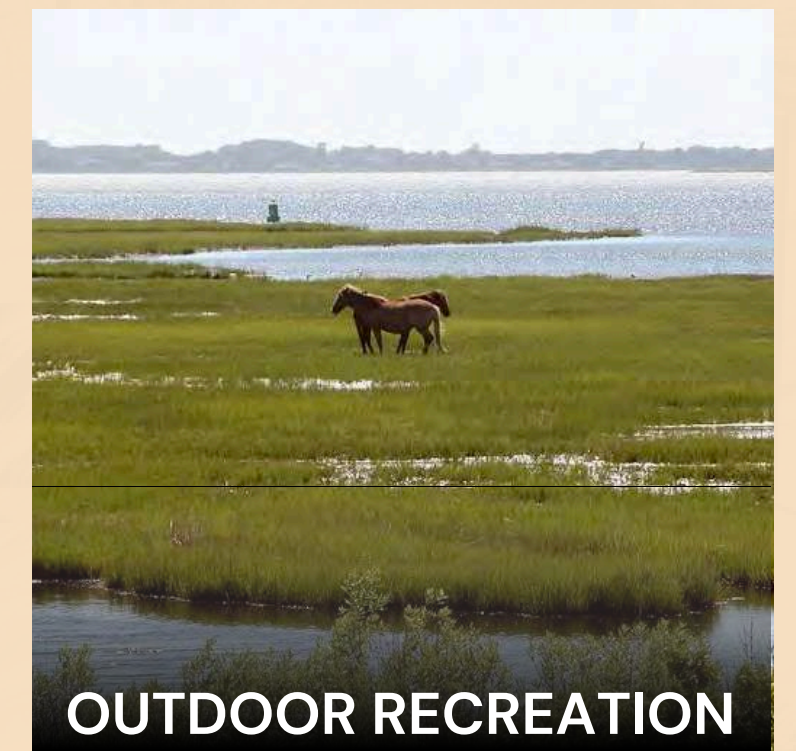
BEACHES



FAMILY FUN & ENTERTAINMENT



ARTS, CULTURE & HISTORY



OUTDOOR RECREATION

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Benefits of Living in Coastal Maryland

- Beach and waterfront access
- Outdoor recreation year-round
- Laid-back coastal lifestyle
- Strong sense of community
- Seasonal energy + quiet off-season
- Tourism-driven economy
- Variety of housing options
- Natural beauty and wildlife
- Abundant entertainment and attractions
- Retirement-friendly environment



brigh MLS



**WANT TO LOOK FOR
YOUR DREAM HOME IN
COASTAL MARYLAND?**



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brigh MLS

ABOUT DEBBIE ZYSKOWSKI



Debbie is a dedicated real estate professional serving Coastal Delaware and Maryland's Eastern Shore, guiding buyers and sellers with confidence, clarity, and care.

Before transitioning into real estate in 2021, Debbie built a successful retail leadership career spanning thirteen states and overseeing teams responsible for more than one billion dollars in annual revenue. Today, she brings that same strategic mindset, strong negotiation skills, and people-first leadership to every transaction.

After years of vacationing along the Delaware coast, Debbie made Bethany Beach her home and understands firsthand the lifestyle that draws so many to the area. Her deep appreciation for coastal living allows her to connect authentically with clients who are searching for their own place by the beach. She believes real estate is not just about property, but about helping people step confidently into their next chapter.

Connect with Debbie today for knowledgeable guidance and a seamless path to buying or selling along the Delaware coast.



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TESTIMONIALS



"My partner Drew Fash and I have but one word to describe Debbie Zyskowski of the Bediz Group. OUTSTANDING! This is the second time Debbie has worked with us. We are from the Philadelphia suburbs and were looking to relocate after retirement to the Lewes/Rehoboth Beach area. Debbie found a beautiful coastal home for us in no time! It was exactly what we were looking for. Debbie was there for us every step of the way. If we had a question, she was right on it with an answer. Debbie's knowledge and incredible energy got us to settlement very quickly.

After settlement she used her "Wonder Woman" powers to find us wonderful tenants to lease our as Debbie calls it "Forever Home" until our retirement. We could not have made this journey without her. Drew and I have made a friend for life with Debbie! Anyone who is lucky enough to work with her and the Bediz Group. Will never regret it!"

Michelle K. & Drew F.

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TESTIMONIALS



"My journey to owning a beach home was a roller coaster, with Debbie by my side and guiding me we did make it happen. I can now call Bethany Beach my happy place and am enjoying it so very much. If you are looking for a professional, determined and positive realtor, contact Debbie."

Lisa



"Debbie was such an energetic and positive influence on my beach home search on Fenwick Island. Initially all was so easy, then during inspection a few surprises that could have derailed my purchase were discovered. Debbie calmly and with grit and determination resolved all including researching and engaging a mold remediation firm to correct the issues. I am now the proud owner of a beach home with a wonderful view of the beach and my children are having a great summer! Thank you Debbie - without you I would not have arrived at the settlement table."

Andy

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CALL

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FREE CONSULTATION

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THANK YOU

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