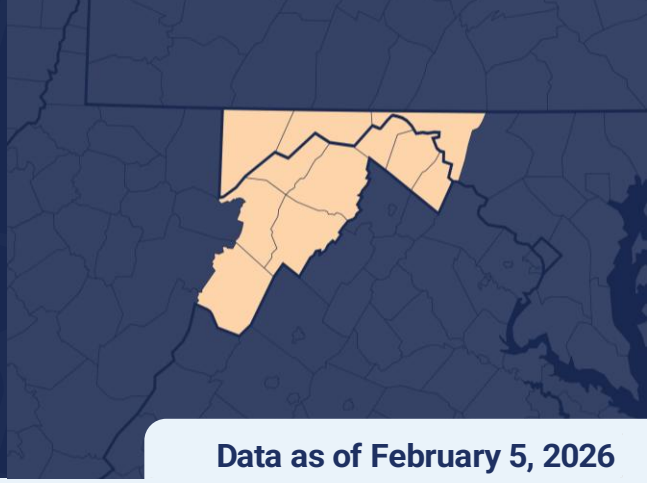
MD/WV Panhandle

January 2026 Housing Market Report

Prepared by Bright Research



Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	448	460	-2.6%	448	460	-2.6%
Median Sold Price	$307,990	$315,000	-2.2%	$307,990	$315,000	-2.2%
Median Days on Market	34 days	25 days	+9 days	34 days	25 days	+9 days
New Pending Sales	591	574	+3.0%	591	574	+3.0%
New Listings	659	622	+5.9%	659	622	+5.9%
Active Listings	1,562	1,389	+12.5%	1,562	1,389	+12.5%
Months of Supply	2.42	2.15	+0.27 mos.	2.42	2.15	+0.27 mos.
Showings	8,035	7,060	+13.8%	8,035	7,060	+13.8%

Housing Market Trends

Maryland/West Virginia Panhandle sellers and buyers finding opportunities in the balance. Active listings rose throughout 2025, providing more options for buyers in the Maryland/West Virginia Panhandle. Sellers are continuing to list in 2026, with 659 new listings in January, which is 5.9% higher than last year.

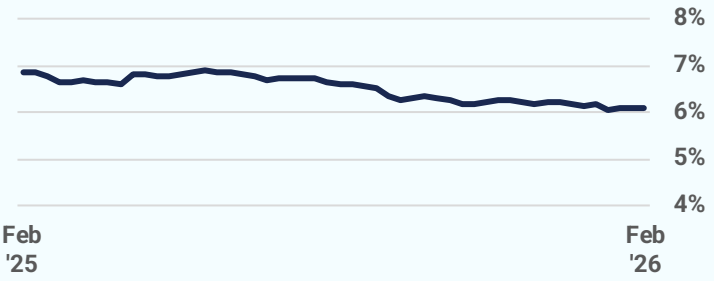
While closed sales lagged (-2.6% year-over-year), buyers are signing contracts to start the new year. New pending sales increased 3.0% compared to January 2025. Jefferson County had strong growth (+25.6%) while Berkeley County, WV and Washington County, MD had fewer new pending sales.

Buyers have gained leverage in the market. The median price was lower in January 2026 than January 2025. Price softening is expected but one month of data does not indicate a trend. However, days on market is continuing to slow, with the median up nine days above last year, and the highest January in the past five years.

Market Outlook

Buyers and sellers will see the market continue toward more balance in 2026. As inventory expands, homes will stay on the market longer than in recent years. Lower mortgage rates will encourage some buyers, but continued affordability challenges will impact others. Real estate is local, so overall trends may hide differences between in-demand areas and those that are less competitive.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

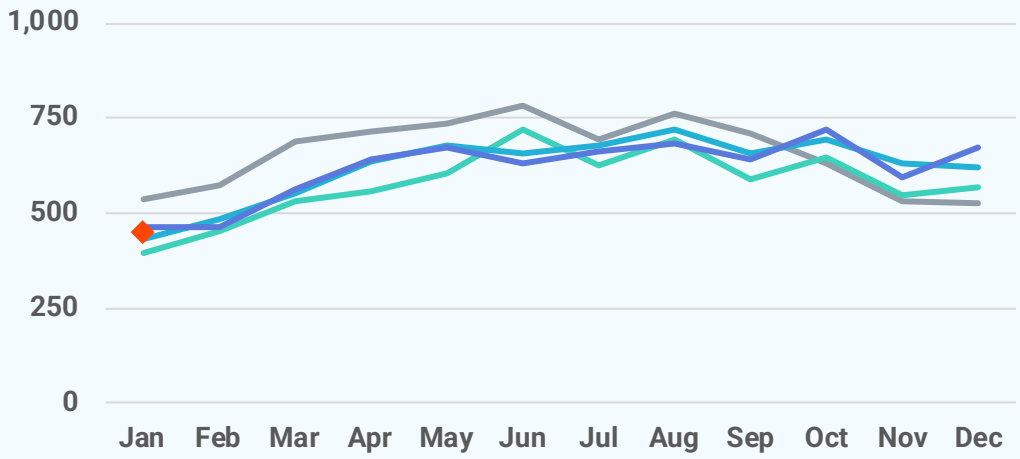
Closed Sales

2026 2025 2024 2023 2022

448
January 2026

-2.6%
Jan '26 vs. Jan '25
(Jan '25: 460)

-33.4%
Jan '26 vs. Dec '25
(Dec '25: 673)



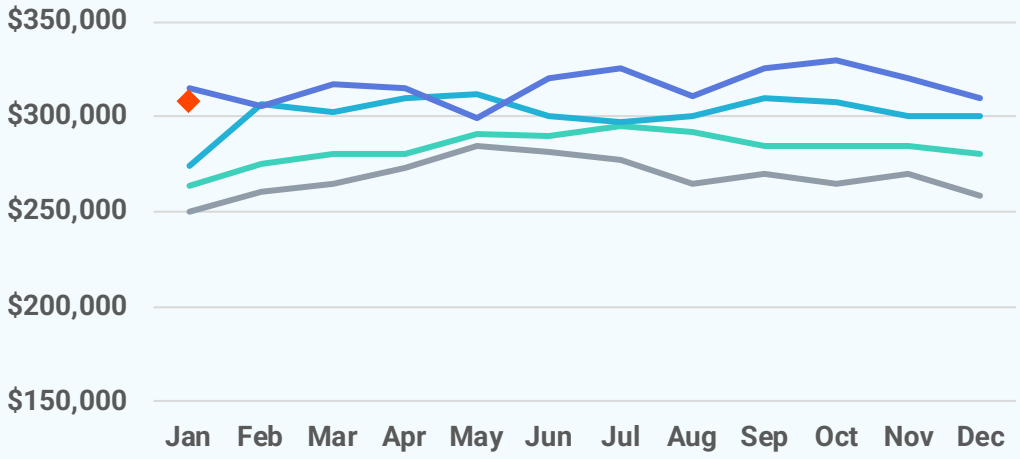
Median Sold Price

2026 2025 2024 2023 2022

$307,990
January 2026

-2.2%
Jan '26 vs. Jan '25
(Jan '25: $315,000)

-0.6%
Jan '26 vs. Dec '25
(Dec '25: $309,900)



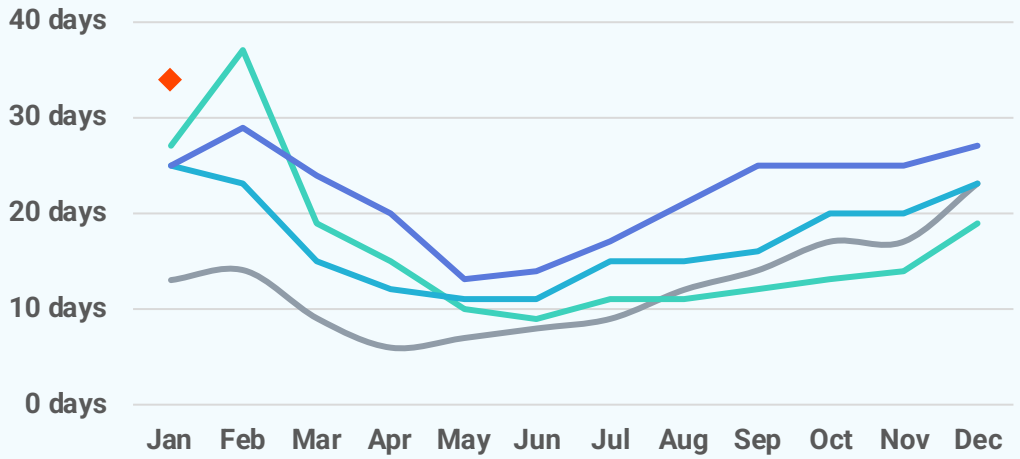
Median Days on Market

2026 2025 2024 2023 2022

34 days
January 2026

+9 days
Jan '26 vs. Jan '25
(Jan '25: 25 days)

+7 days
Jan '26 vs. Dec '25
(Dec '25: 27 days)

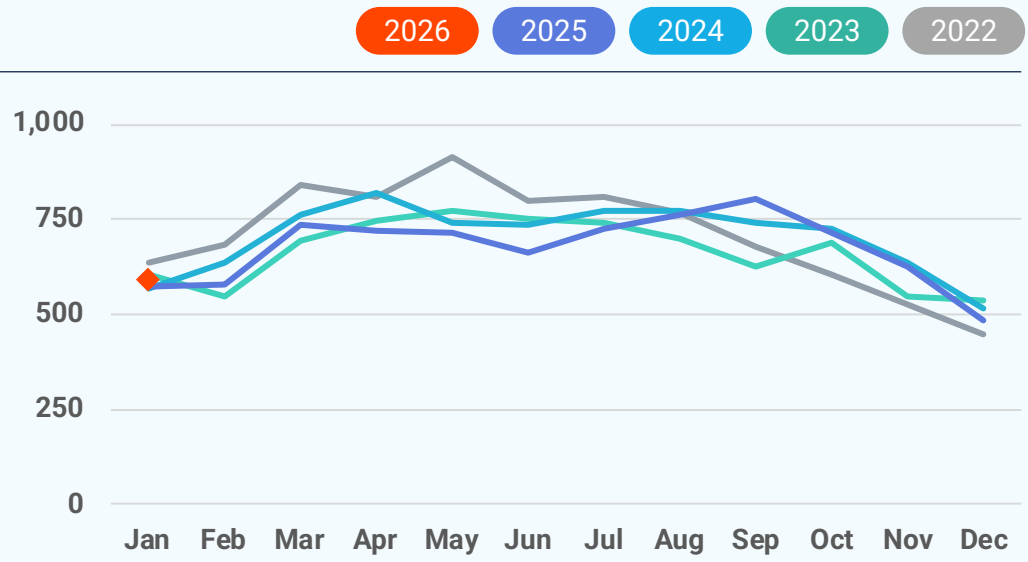


New Pending Sales

591
January 2026

+3.0%
Jan '26 vs. Jan '25
(Jan '25: 574)

+21.6%
Jan '26 vs. Dec '25
(Dec '25: 486)

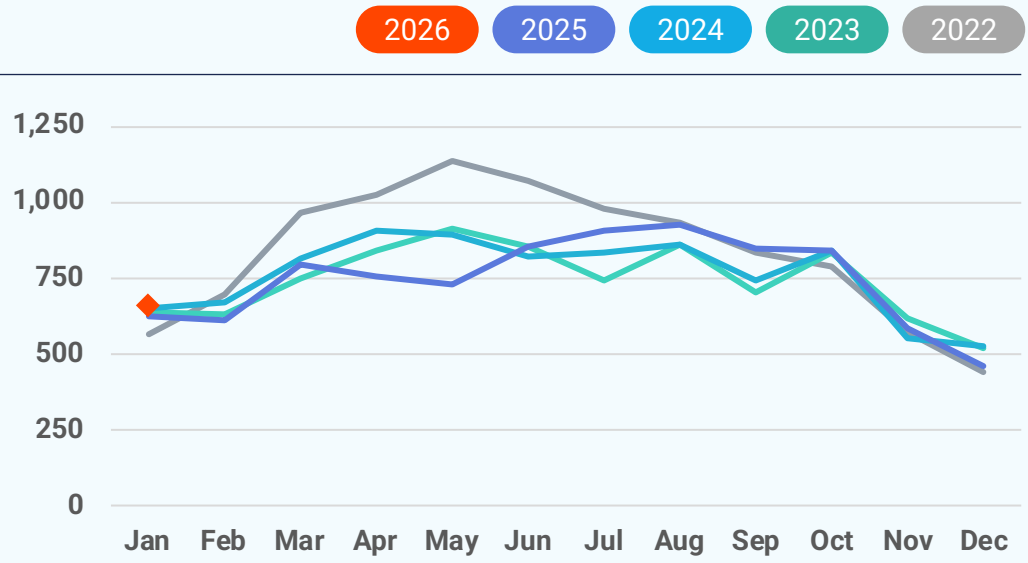


New Listings

659
January 2026

+5.9%
Jan '26 vs. Jan '25
(Jan '25: 622)

+43.9%
Jan '26 vs. Dec '25
(Dec '25: 458)

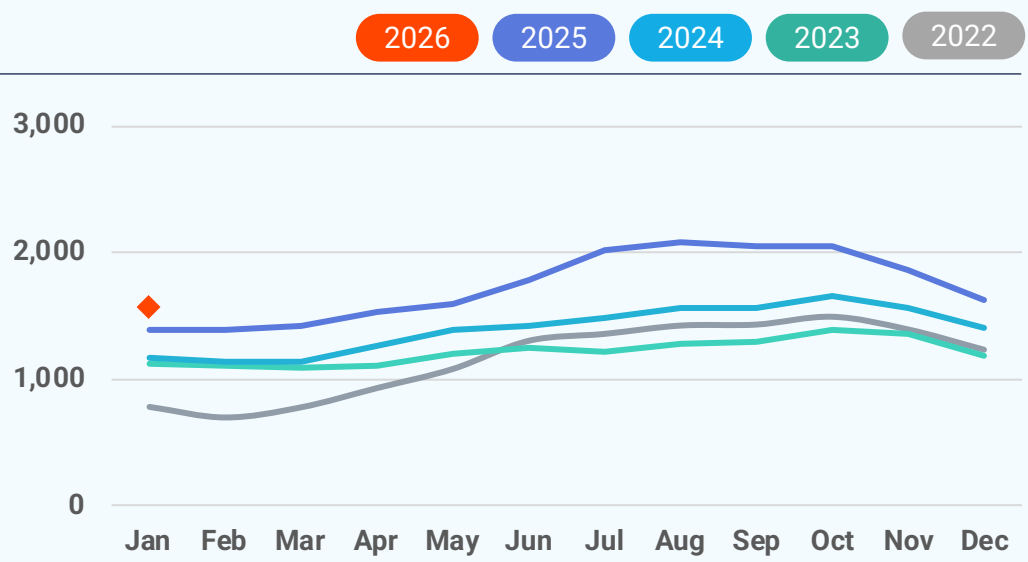


Active Listings

1,562
January 2026

+12.5%
Jan '26 vs. Jan '25
(Jan '25: 1,389)

-3.4%
Jan '26 vs. Dec '25
(Dec '25: 1,617)



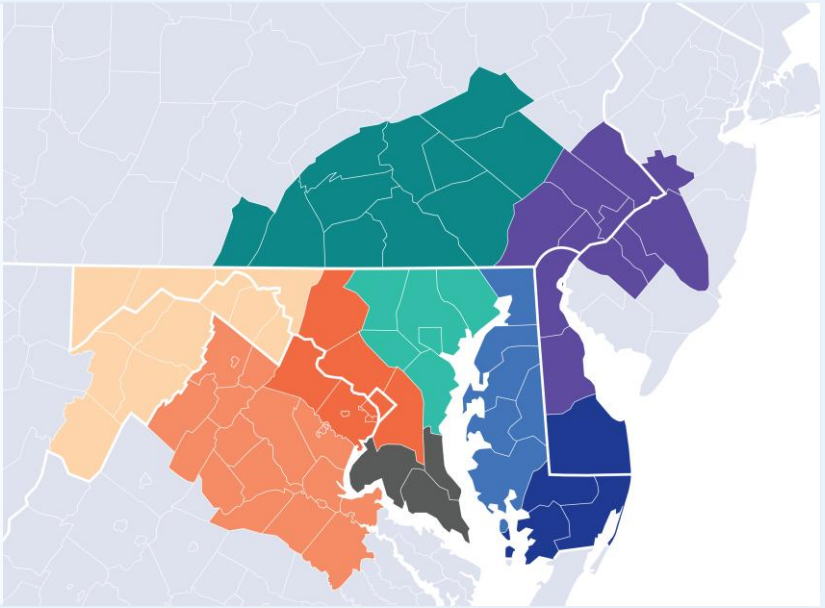
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
MD/WV Panhandle	448	-2.6%	$307,990	-2.2%	34 days	+9 days
Allegany County, MD	34	-19.0%	$172,500	+16.9%	48 days	+22 days
Berkeley County, WV	139	-9.7%	$305,921	-2.9%	30 days	+12 days
Garrett County, MD	25	+8.7%	$695,000	+88.3%	69 days	+25 days
Grant County, WV	4	+33.3%	$300,000	+39.5%	42 days	+16 days
Hampshire County, WV	19	+5.6%	$275,000	-4.2%	23 days	-49 days
Hardy County, WV	11	+57.1%	$290,000	+280.6%	38 days	+9 days
Jefferson County, WV	81	+5.2%	$399,990	+15.0%	25 days	+4 days
Mineral County, WV	21	+61.5%	$165,000	-35.9%	37 days	-10 days
Morgan County, WV	19	-13.6%	$340,000	+4.0%	52 days	+13 days
Pendleton County, WV	3	N/A	$159,000	N/A	99 days	N/A
Washington County, MD	92	-8.9%	$307,000	-4.0%	53 days	+21 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
MD/WV Panhandle	591	+3.0%	659	+5.9%	8,035	+13.8%
Allegany County, MD	42	-16.0%	48	-7.7%	554	-3.5%
Berkeley County, WV	205	-8.1%	233	-6.4%	2,664	+15.3%
Garrett County, MD	39	+25.8%	29	+11.5%	501	+30.5%
Grant County, WV	3	-40.0%	4	+33.3%	41	+24.2%
Hampshire County, WV	22	+46.7%	19	+72.7%	191	+70.5%
Hardy County, WV	14	+75.0%	6	+200.0%	79	+49.1%
Jefferson County, WV	113	+25.6%	151	+33.6%	1,158	+16.6%
Mineral County, WV	16	-20.0%	18	-14.3%	111	-22.9%
Morgan County, WV	32	+190.9%	19	+26.7%	606	+123.6%
Pendleton County, WV	3	-25.0%	3	+200.0%	1	-87.5%
Washington County, MD	102	-12.8%	129	+0.0%	2,129	-2.2%

Local Markets	Active Listings		Months of Supply	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
MD/WV Panhandle	1,562	+12.5%	2.42	+0.27 months
Allegany County, MD	188	+25.3%	3.48	+0.94 months
Berkeley County, WV	380	-2.8%	1.77	+0.02 months
Garrett County, MD	156	-2.5%	4.00	-0.32 months
Grant County, WV	27	+42.1%	6.75	+0.42 months
Hampshire County, WV	60	+36.4%	2.86	+0.76 months
Hardy County, WV	25	+19.0%	2.27	+0.17 months
Jefferson County, WV	252	+20.6%	2.10	+0.16 months
Mineral County, WV	45	+18.4%	2.50	+0.12 months
Morgan County, WV	74	+17.5%	2.74	+0.32 months
Pendleton County, WV	25	+38.9%	0.00	+0 months
Washington County, MD	330	+19.6%	2.56	+0.53 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

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at BrightMLS.com.

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

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

Maryland-West Virginia Panhandle

January 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of February 5, 2026

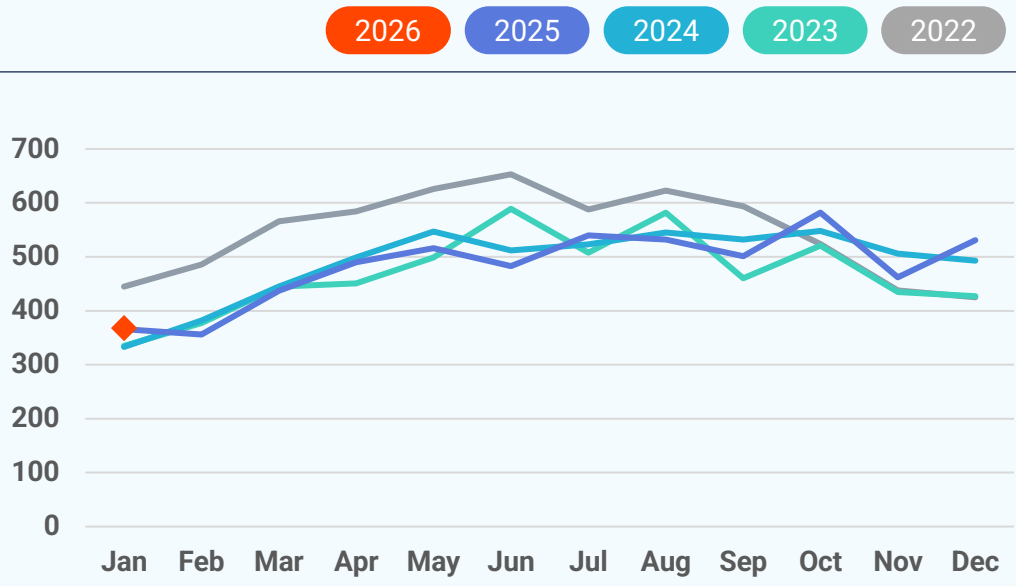
Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	368	366	+0.5%
Median Sold Price	$325,000	$334,700	-2.9%
Median Days on Market	36 days	26 days	+10 days
New Pending Sales	493	439	+12.3%
New Listings	497	451	+10.2%
Active Listings	1,263	1,117	+13.1%
Months of Supply	2.53	2.19	+0.34 mos.

Closed Sales

368
January 2026

+0.5%
Jan '26 vs. Jan '25
(Jan '25: 366)

-30.7%
Jan '26 vs. Dec '25
(Dec '25: 531)



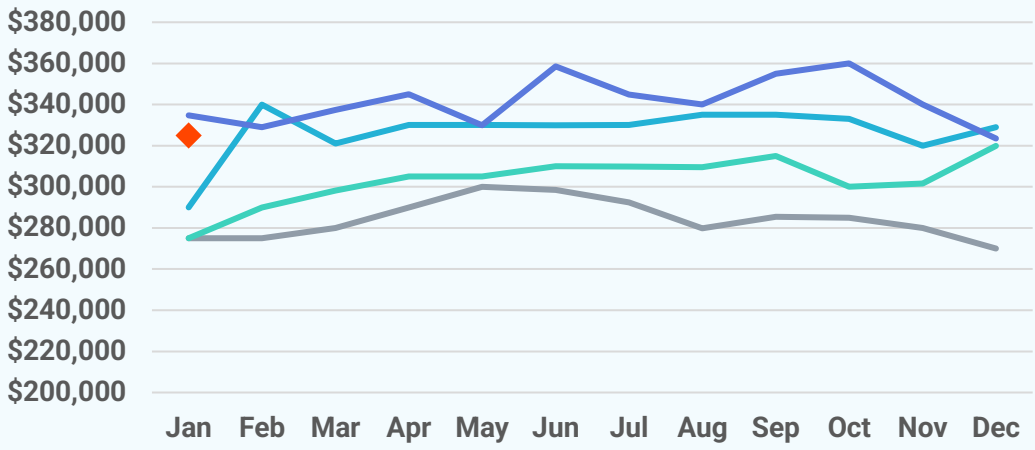
Median Sold Price

2026 2025 2024 2023 2022

$325,000
January 2026

-2.9%
Jan '26 vs. Jan '25
(Jan '25: $334,700)

+0.5%
Jan '26 vs. Dec '25
(Dec '25: $323,500)



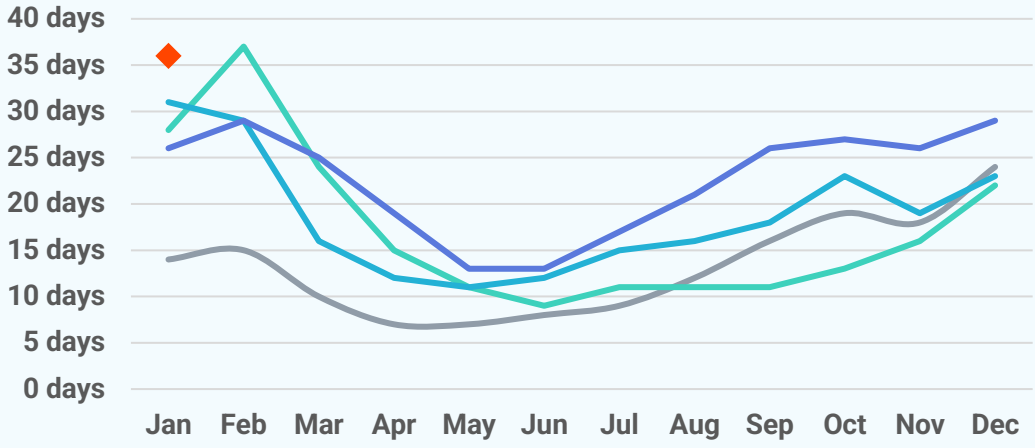
Median Days on Market

2026 2025 2024 2023 2022

36 days
January 2026

+10 days
Jan '26 vs. Jan '25
(Jan '25: 26 days)

+7 days
Jan '26 vs. Dec '25
(Dec '25: 29 days)



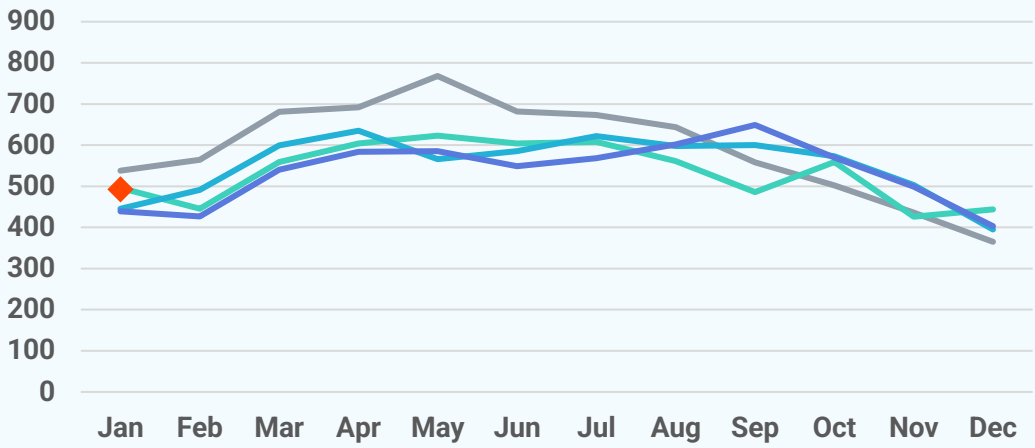
New Pending Sales

2026 2025 2024 2023 2022

493
January 2026

+12.3%
Jan '26 vs. Jan '25
(Jan '25: 439)

+22.3%
Jan '26 vs. Dec '25
(Dec '25: 403)



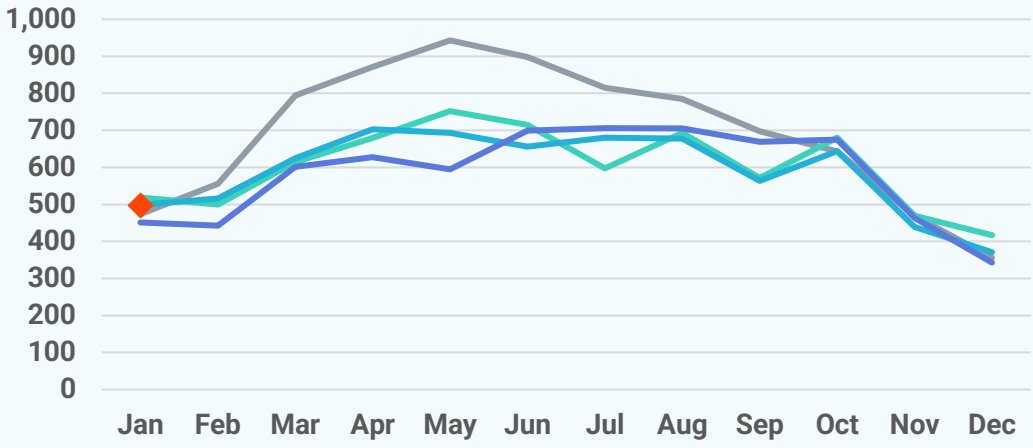
New Listings

2026 2025 2024 2023 2022

497
January 2026

+10.2%
Jan '26 vs. Jan '25
(Jan '25: 451)

+44.9%
Jan '26 vs. Dec '25
(Dec '25: 343)



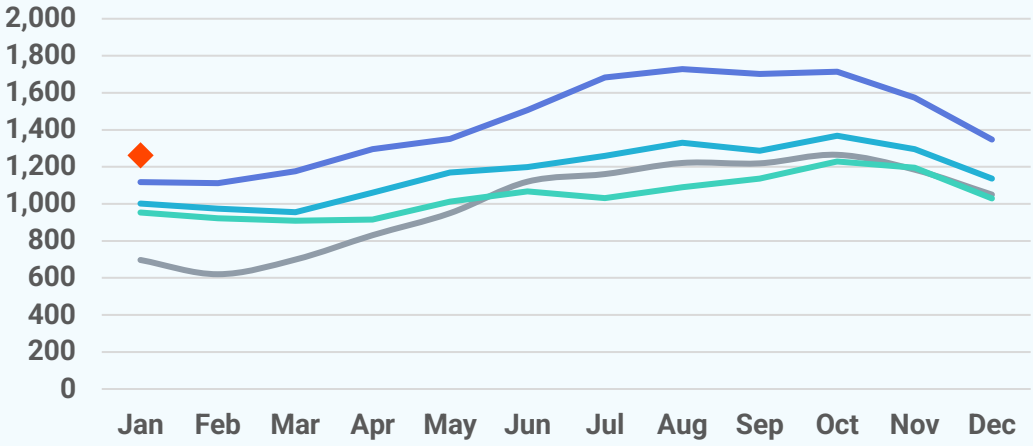
Active Listings

2026 2025 2024 2023 2022

1,263
January 2026

+13.1%
Jan '26 vs. Jan '25
(Jan '25: 1,117)

-6.2%
Jan '26 vs. Dec '25
(Dec '25: 1,347)



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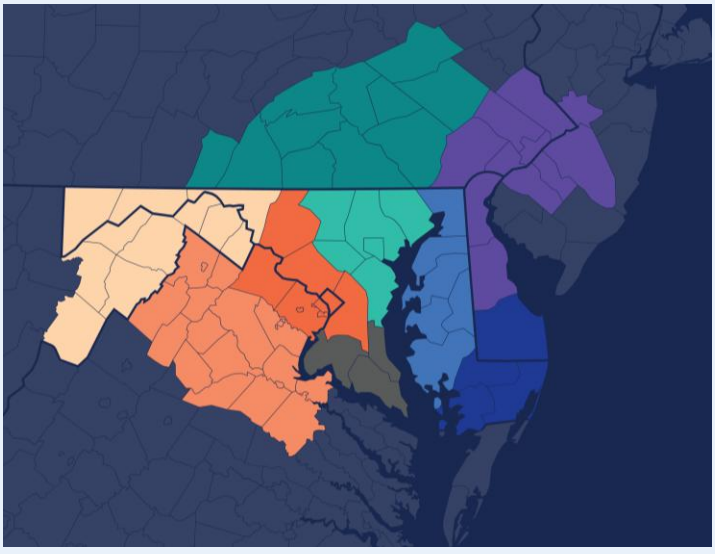


Maryland-West Virginia Panhandle

January 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of February 5, 2026

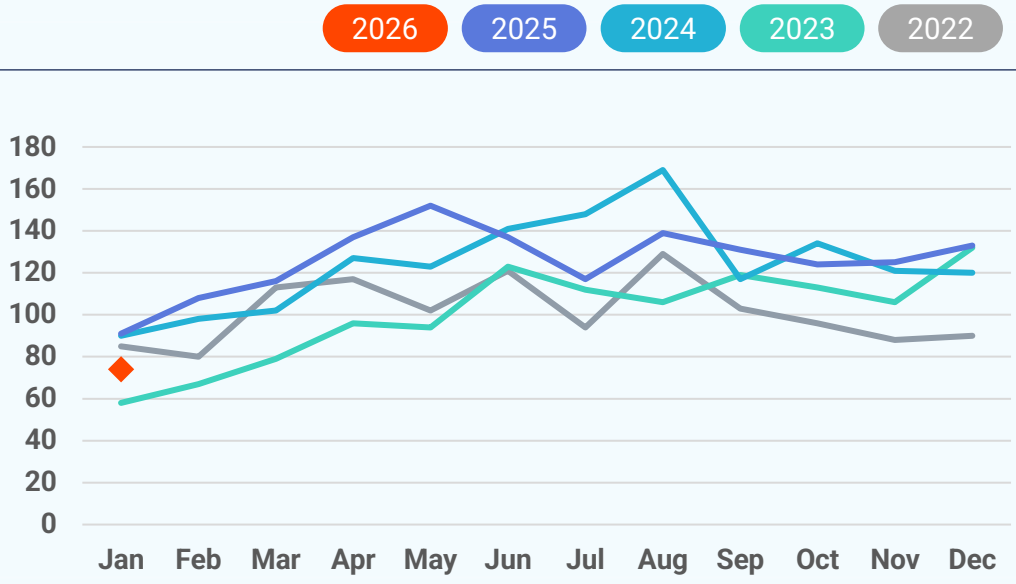
Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	74	91	-18.7%
Median Sold Price	$294,250	$277,450	+6.1%
Median Days on Market	25 days	20 days	+5 days
New Pending Sales	93	130	-28.5%
New Listings	159	162	-1.9%
Active Listings	278	244	+13.9%
Months of Supply	2.04	1.86	+0.18 mos.

Closed Sales

74
January 2026

-18.7%
Jan '26 vs. Jan '25
(Jan '25: 91)

-44.4%
Jan '26 vs. Dec '25
(Dec '25: 133)



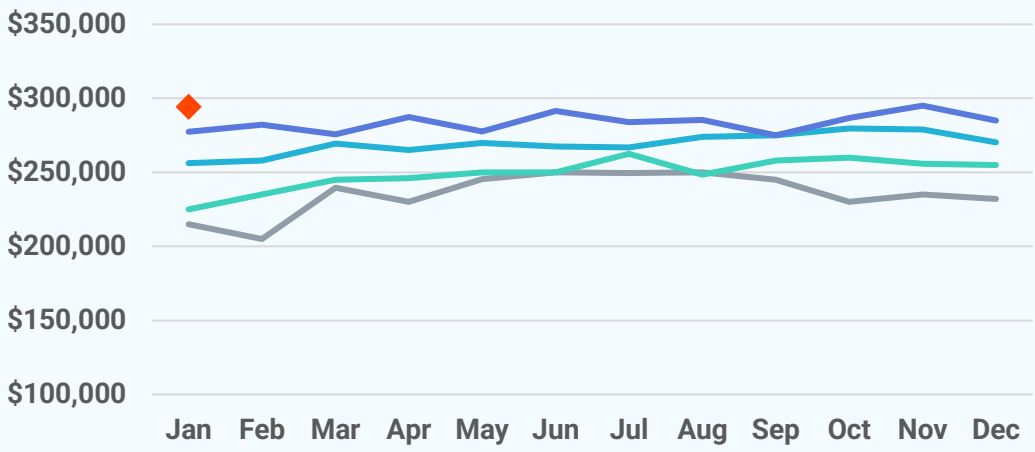
Median Sold Price

2026 2025 2024 2023 2022

$294,250
January 2026

+6.1%
Jan '26 vs. Jan '25
(Jan '25: $277,450)

+3.3%
Jan '26 vs. Dec '25
(Dec '25: $284,959)



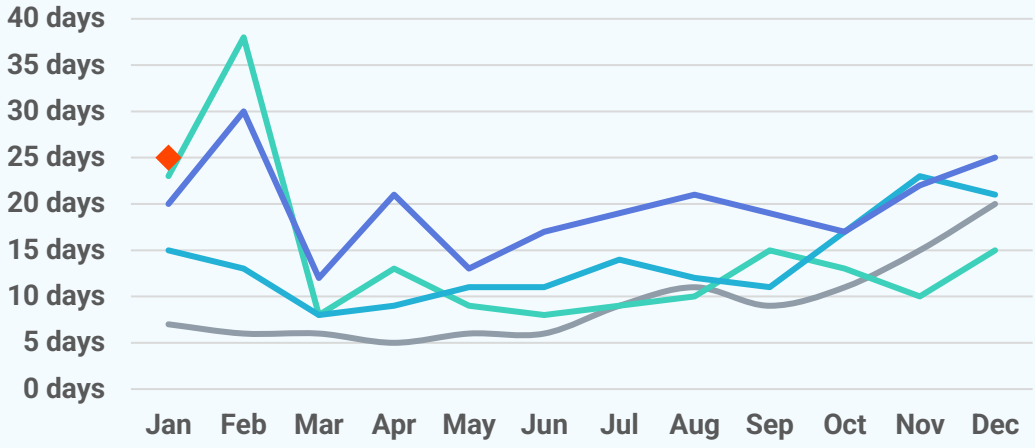
Median Days on Market

2026 2025 2024 2023 2022

25 days
January 2026

+5 days
Jan '26 vs. Jan '25
(Jan '25: 20 days)

+0 days
Jan '26 vs. Dec '25
(Dec '25: 25 days)



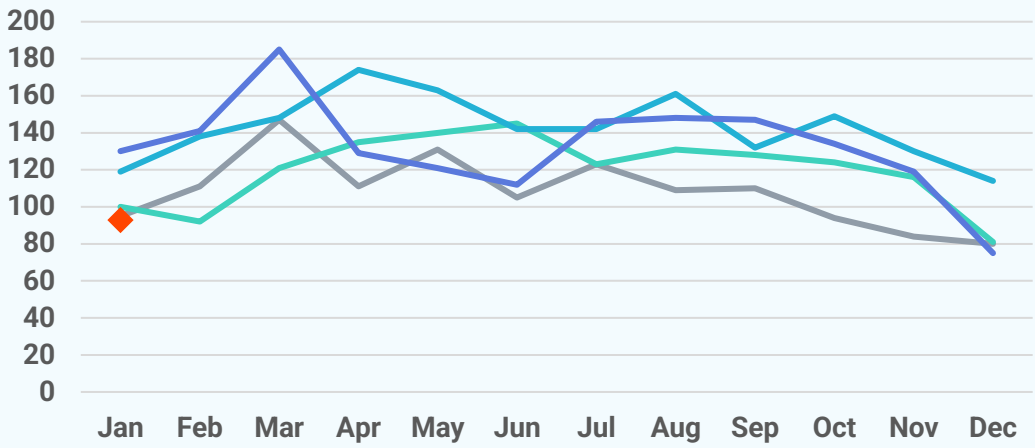
New Pending Sales

2026 2025 2024 2023 2022

93
January 2026

-28.5%
Jan '26 vs. Jan '25
(Jan '25: 130)

+24.0%
Jan '26 vs. Dec '25
(Dec '25: 75)



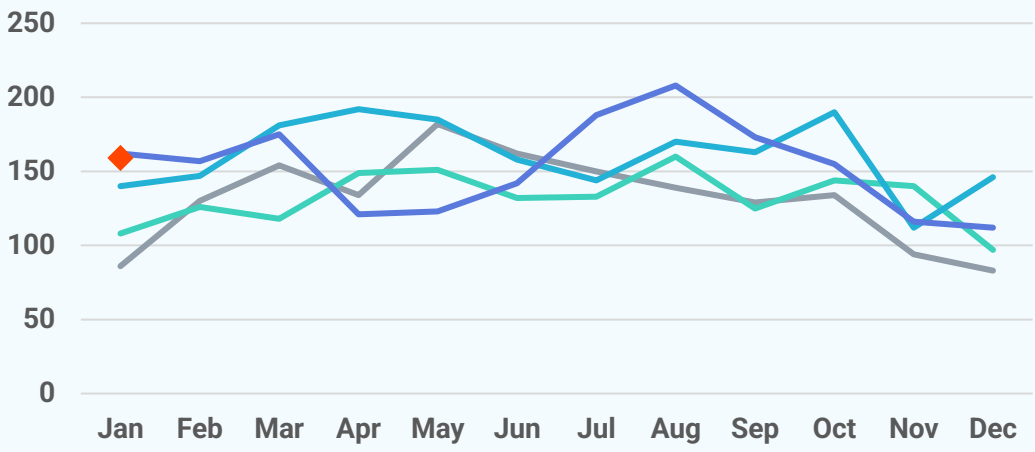
New Listings

2026 2025 2024 2023 2022

159
January 2026

-1.9%
Jan '26 vs. Jan '25
(Jan '25: 162)

+42.0%
Jan '26 vs. Dec '25
(Dec '25: 112)



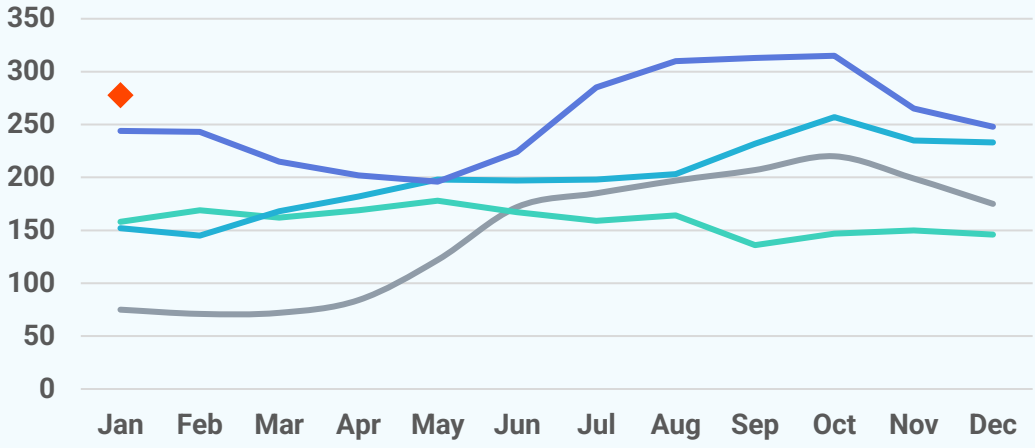
Active Listings

2026 2025 2024 2023 2022

278
January 2026

+13.9%
Jan '26 vs. Jan '25
(Jan '25: 244)

+12.1%
Jan '26 vs. Dec '25
(Dec '25: 248)



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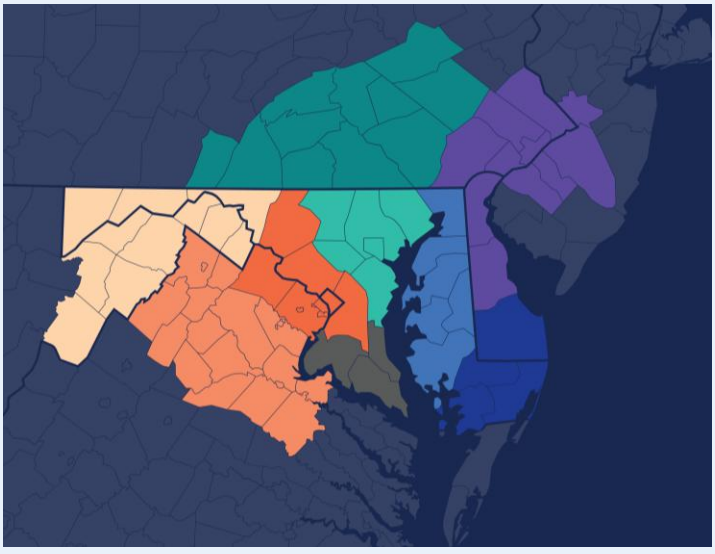


Maryland-West Virginia Panhandle

January 2026 Condos Report

Prepared by Bright Research

Data as of February 5, 2026

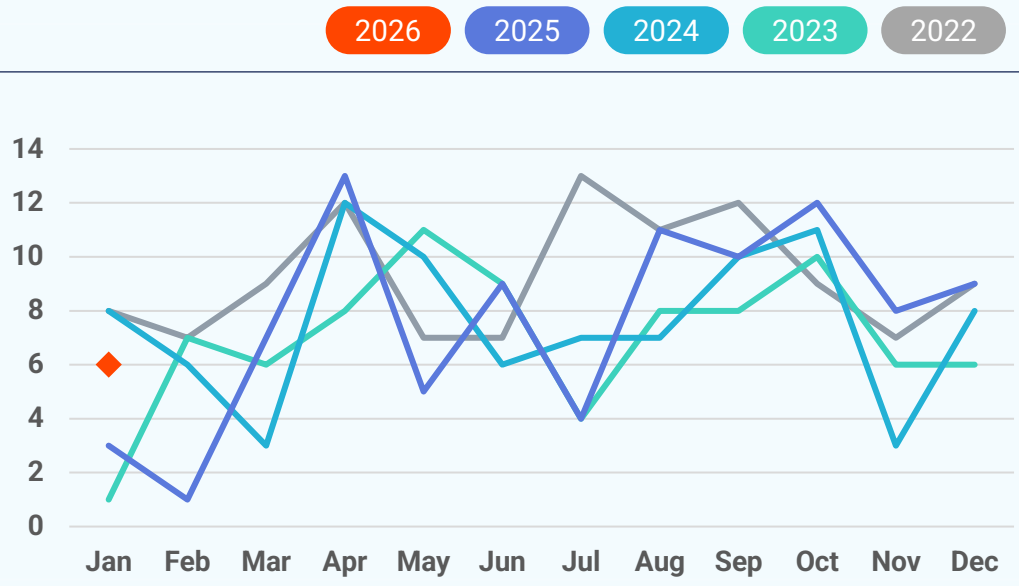
Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	6	3	+100.0%
Median Sold Price	$675,000	$185,000	+264.9%
Median Days on Market	14 days	4 days	+10 days
New Pending Sales	5	5	+0.0%
New Listings	3	7	-57.1%
Active Listings	21	28	-25.0%
Months of Supply	2.63	4.00	-1.37 mos.

Closed Sales

6
January 2026

+100.0%
Jan '26 vs. Jan '25
(Jan '25: 3)

-33.3%
Jan '26 vs. Dec '25
(Dec '25: 9)



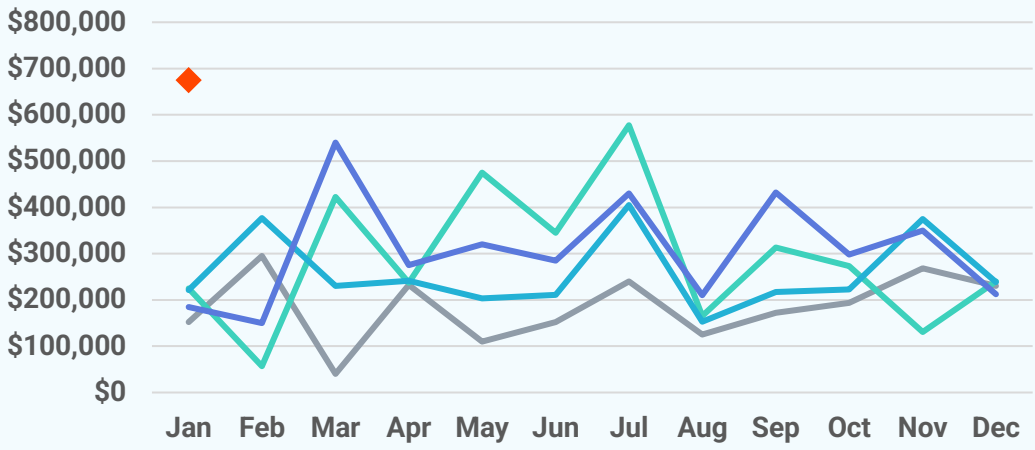
Median Sold Price

2026 2025 2024 2023 2022

$675,000
January 2026

+264.9%
Jan '26 vs. Jan '25
(Jan '25: $185,000)

+218.4%
Jan '26 vs. Dec '25
(Dec '25: $212,000)



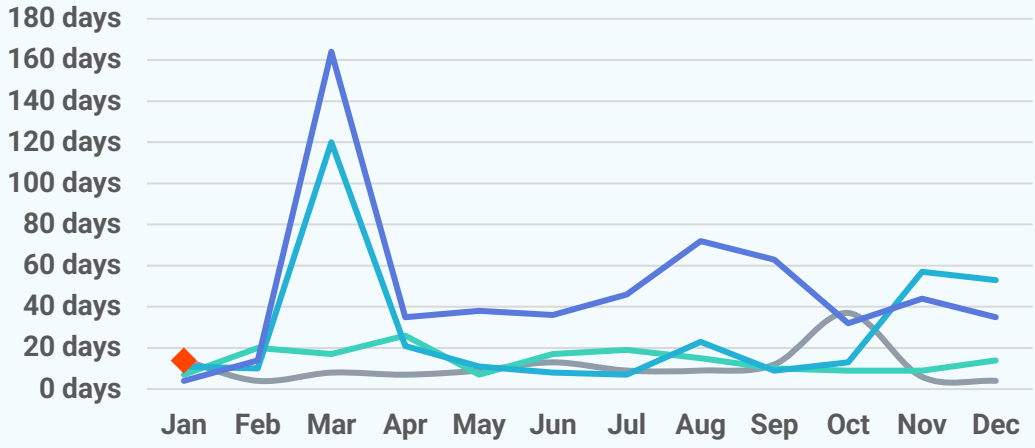
Median Days on Market

2026 2025 2024 2023 2022

14 days
January 2026

+10 days
Jan '26 vs. Jan '25
(Jan '25: 4 days)

-21 days
Jan '26 vs. Dec '25
(Dec '25: 35 days)



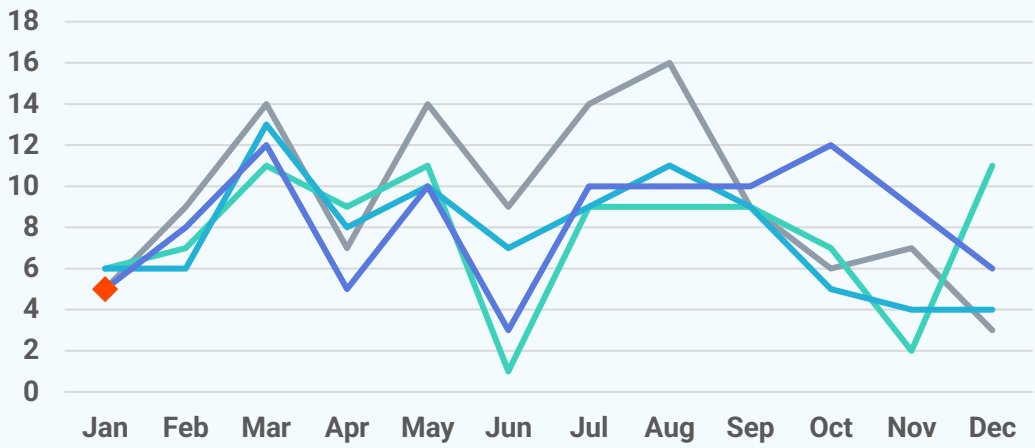
New Pending Sales

2026 2025 2024 2023 2022

5
January 2026

+0.0%
Jan '26 vs. Jan '25
(Jan '25: 5)

-16.7%
Jan '26 vs. Dec '25
(Dec '25: 6)



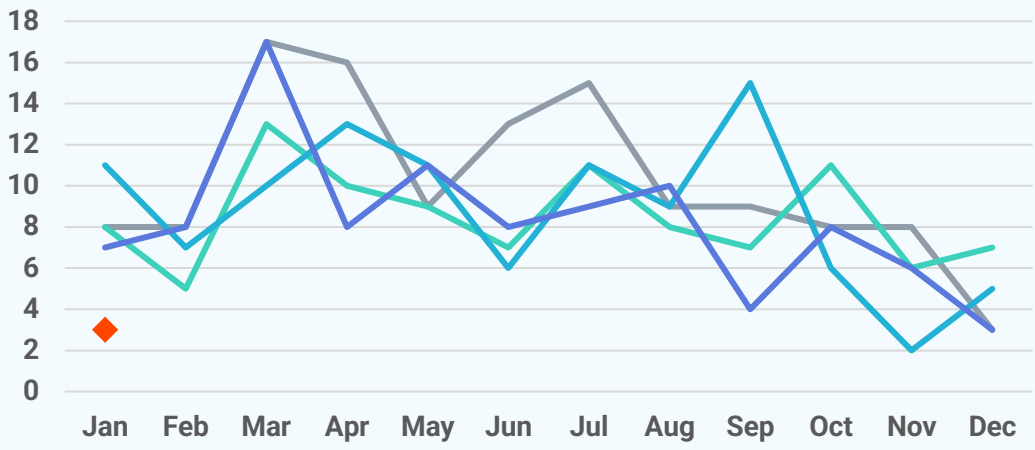
New Listings

2026 2025 2024 2023 2022

3
January 2026

-57.1%
Jan '26 vs. Jan '25
(Jan '25: 7)

+0.0%
Jan '26 vs. Dec '25
(Dec '25: 3)



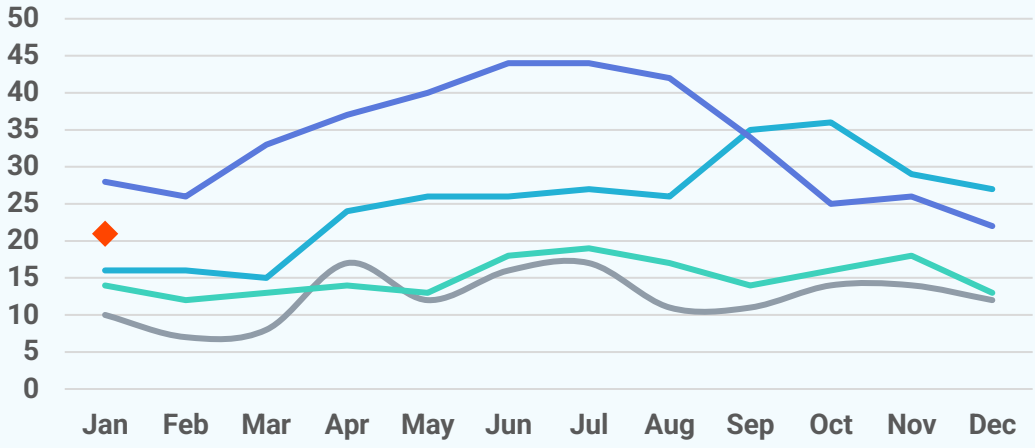
Active Listings

2026 2025 2024 2023 2022

21
January 2026

-25.0%
Jan '26 vs. Jan '25
(Jan '25: 28)

-4.5%
Jan '26 vs. Dec '25
(Dec '25: 22)



About Bright MLS

Bright MLS powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at **BrightMLS.com**.

