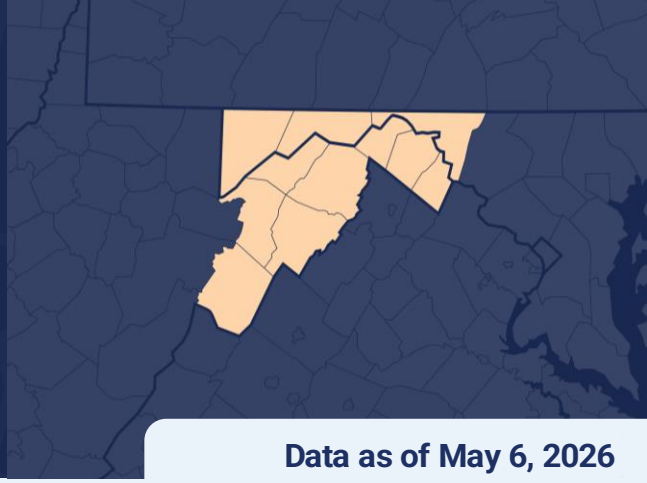
MD/WV Panhandle

# April 2026 Housing Market Report

Prepared by Bright Research



Data as of May 6, 2026

| Key Market Statistics | Apr 2026 | Apr 2025 | Change | YTD 2026 | YTD 2025 | Change |
|---|---|---|---|---|---|---|
| Closed Sales | 627 | 641 | -2.2% | 2,255 | 2,192 | +2.9% |
| Median Sold Price | $328,000 | $315,000 | +4.1% | $323,856 | $315,000 | +2.8% |
| Median Days on Market | 22 days | 20 days | +2 days | 33 days | 24 days | +9 days |
| New Pending Sales | 875 | 718 | +21.9% | 2,783 | 2,515 | +10.7% |
| New Listings | 1,016 | 757 | +34.2% | 3,559 | 3,067 | +16.0% |
| Active Listings | 1,718 | 1,535 | +11.9% | 1,718 | 1,535 | +11.9% |
| Months of Supply | 2.64 | 2.37 | +0.27 mos. | 2.64 | 2.37 | +0.27 mos. |
| Showings | 11,383 | 9,227 | +23.4% | 37,795 | 33,208 | +13.8% |

## Housing Market Trends

**Spring activity surges in the Maryland/West Virginia Panhandle market.** Housing market activity in 2026 has been outpacing last year's levels. After steady gains in the first quarter, new pending sales surged in April, up 21.9% compared to a year ago. Home shoppers have been active, with showing activity up 23.4% year-over-year.

Sellers are matching that energy. New listings jumped 34.2% against April 2025, with townhome new listings nearly double what came onto the market a year ago.

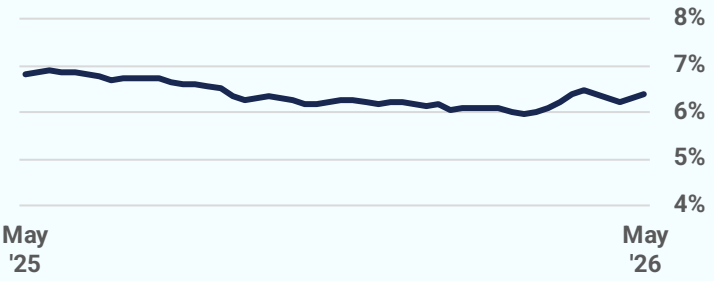
At the end of April, there were 1,718 homes on the market. Although inventory is at its highest level for April since 2021, it still represents only half of what was available for buyers in April 2019.

The median sold price in April was $328,000 which was 4.1% higher than last year. Closed sales were down 2.2% in April 2026 yet if new pending sales are a harbinger, there should be a rebound next month.

## Market Outlook

The Maryland/West Virginia Panhandle's relative affordability continues to appeal to buyers. Activity was already blossoming in March and April exploded in terms of contracts and new listings. Whether this is sustainable is yet to be seen but so far 2026 looks more reminiscent of 2022 than other recent years. However, volatile mortgage rates and economic uncertainty continue to create risks to market activity.

### Weekly Avg. Mortgage Rate 30-yr fixed rate




Source: Freddie Mac

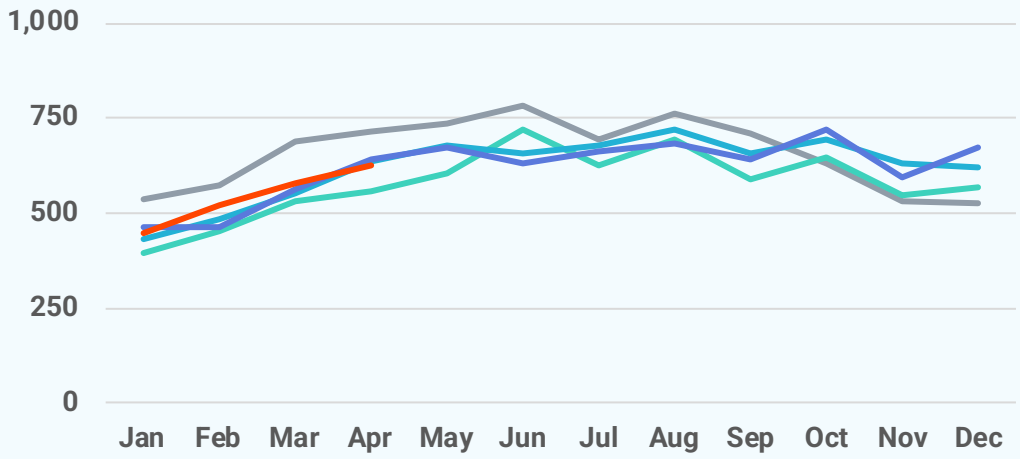
## Closed Sales

2026 2025 2024 2023 2022

**627**
April 2026

**-2.2%**
Apr '26 vs. Apr '25
**(Apr '25: 641)**

**+8.7%**
Apr '26 vs. Mar '26
**(Mar '26: 577)**



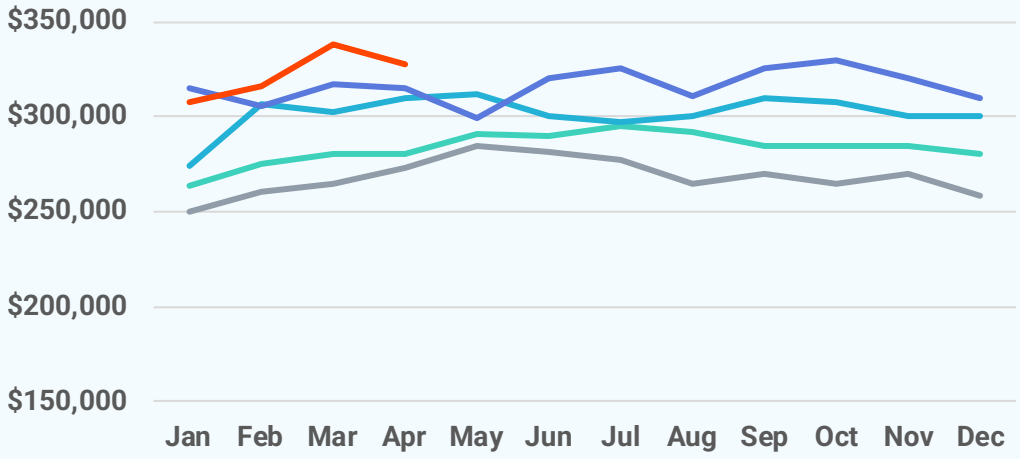

## Median Sold Price

2026 2025 2024 2023 2022

**$328,000**
April 2026

**+4.1%**
Apr '26 vs. Apr '25
**(Apr '25: $315,000)**

**-2.9%**
Apr '26 vs. Mar '26
**(Mar '26: $337,700)**



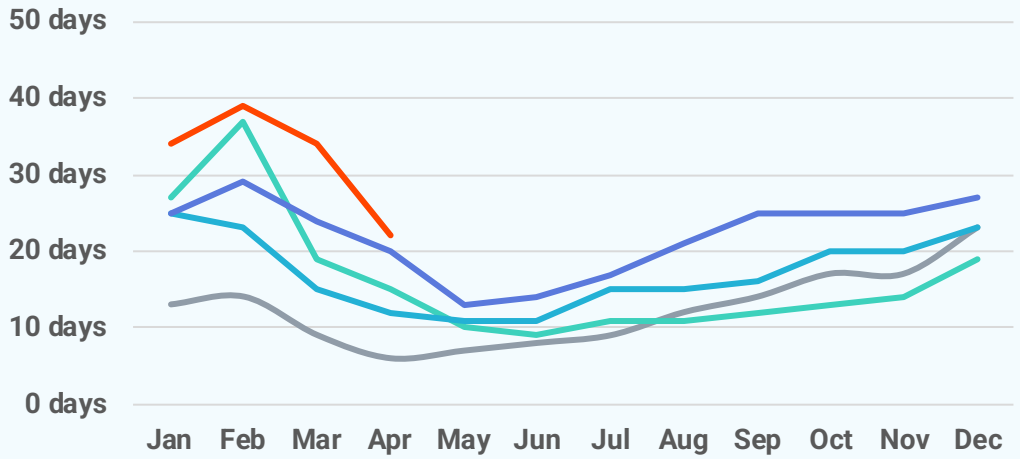

## Median Days on Market

2026 2025 2024 2023 2022

**22 days**
April 2026

**+2 days**
Apr '26 vs. Apr '25
**(Apr '25: 20 days)**

**-12 days**
Apr '26 vs. Mar '26
**(Mar '26: 34 days)**



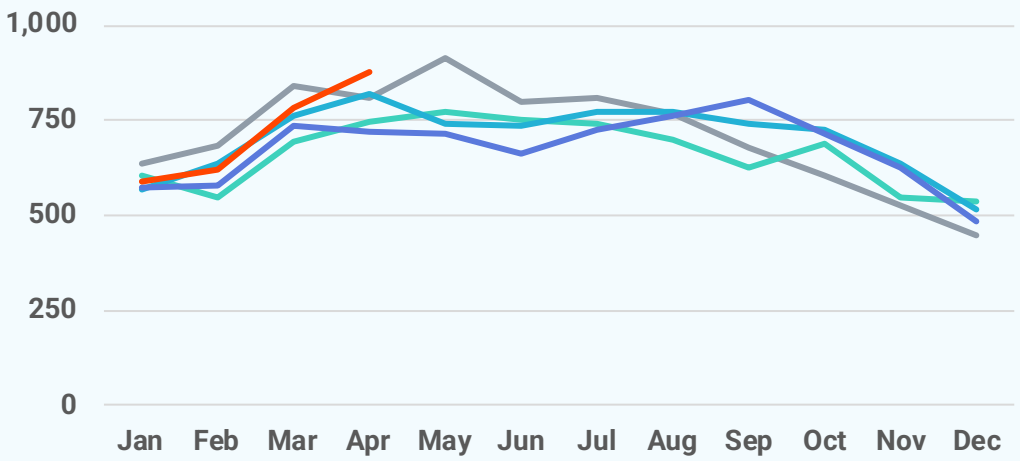
## New Pending Sales

2026 2025 2024 2023 2022

**875**
April 2026

**+21.9%**
Apr '26 vs. Apr '25
**(Apr '25: 718)**

**+12.0%**
Apr '26 vs. Mar '26
**(Mar '26: 781)**



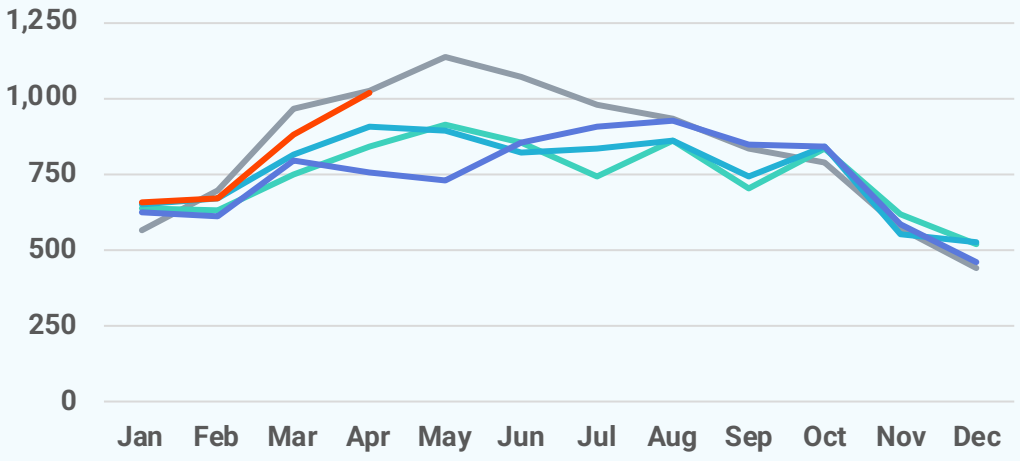

## New Listings

2026 2025 2024 2023 2022

**1,016**
April 2026

**+34.2%**
Apr '26 vs. Apr '25
**(Apr '25: 757)**

**+15.1%**
Apr '26 vs. Mar '26
**(Mar '26: 883)**



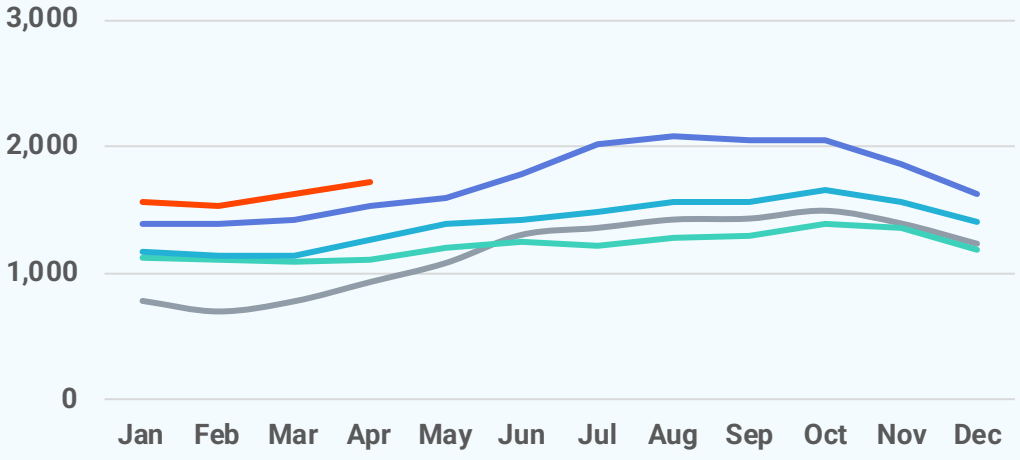

## Active Listings

2026 2025 2024 2023 2022

**1,718**
April 2026

**+11.9%**
Apr '26 vs. Apr '25
**(Apr '25: 1,535)**

**+5.7%**
Apr '26 vs. Mar '26
**(Mar '26: 1,626)**



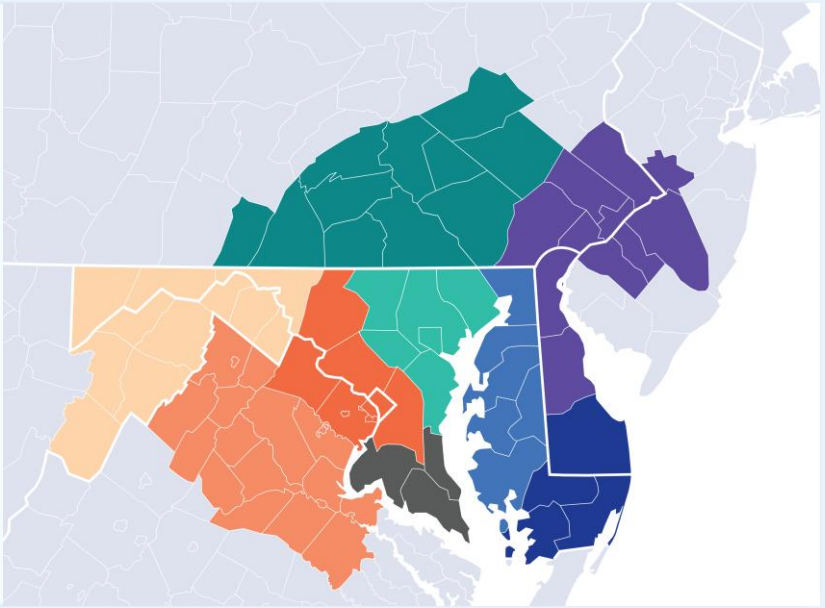
| Local Markets | Closed Sales | | Median Sales Price | | Median Days on Market | |
|---|---|---|---|---|---|---|
| | Apr '26 | vs. Apr '25 | Apr '26 | vs. Apr '25 | Apr '26 | vs. Apr '25 |
| MD/WV Panhandle | 627 | -2.2% | $328,000 | +4.1% | 22 days | +2 days |
| Allegany County, MD | 50 | +8.7% | $181,750 | +4.6% | 78 days | +58 days |
| Berkeley County, WV | 206 | -10.0% | $317,348 | +0.7% | 17 days | +0 days |
| Garrett County, MD | 31 | -11.4% | $664,000 | +66.0% | 139 days | +54 days |
| Grant County, WV | 6 | +50.0% | $232,500 | +2.9% | 81 days | +70 days |
| Hampshire County, WV | 26 | +73.3% | $277,500 | +11.0% | 38 days | +27 days |
| Hardy County, WV | 8 | +0.0% | $307,450 | +46.4% | 67 days | +10 days |
| Jefferson County, WV | 108 | +0.0% | $420,000 | +5.8% | 12 days | -9 days |
| Mineral County, WV | 18 | +5.9% | $222,000 | +20.0% | 42 days | +30 days |
| Morgan County, WV | 33 | +22.2% | $350,000 | +15.9% | 18 days | -16 days |
| Pendleton County, WV | 3 | +0.0% | $235,000 | +24.3% | 179 days | +66 days |
| Washington County, MD | 138 | -7.4% | $330,000 | +3.1% | 28 days | +3 days |

| Local Markets | New Pending Sales | | New Listings | | Showings | |
|---|---|---|---|---|---|---|
| | Apr '26 | vs. Apr '25 | Apr '26 | vs. Apr '25 | Apr '26 | vs. Apr '25 |
| MD/WV Panhandle | 875 | +21.9% | 1,016 | +34.2% | 11,383 | +23.4% |
| Allegany County, MD | 75 | -3.8% | 74 | -2.6% | 933 | +4.9% |
| Berkeley County, WV | 267 | +13.1% | 292 | +29.2% | 3,279 | +20.1% |
| Garrett County, MD | 46 | +53.3% | 73 | +37.7% | 655 | +81.4% |
| Grant County, WV | 4 | +33.3% | 5 | +25.0% | 15 | +15.4% |
| Hampshire County, WV | 35 | +16.7% | 32 | +3.2% | 336 | +52.0% |
| Hardy County, WV | 9 | -18.2% | 15 | -11.8% | 101 | +0.0% |
| Jefferson County, WV | 171 | +39.0% | 228 | +75.4% | 2,051 | +21.4% |
| Mineral County, WV | 25 | +66.7% | 20 | -9.1% | 246 | +40.6% |
| Morgan County, WV | 30 | -11.8% | 51 | -1.9% | 817 | +50.7% |
| Pendleton County, WV | 6 | +20.0% | 5 | -50.0% | 7 | +75.0% |
| Washington County, MD | 207 | +35.3% | 221 | +62.5% | 2,943 | +17.7% |

| Local Markets | Active Listings | | Months of Supply | |
|---|---|---|---|---|
| | Apr '26 | vs. Apr '25 | Apr '26 | vs. Apr '25 |
| MD/WV Panhandle | 1,718 | +11.9% | 2.64 | +0.27 months |
| Allegany County, MD | 194 | +7.2% | 3.59 | +0.47 months |
| Berkeley County, WV | 369 | +9.8% | 1.69 | +0.19 months |
| Garrett County, MD | 219 | -0.9% | 5.62 | -0.52 months |
| Grant County, WV | 17 | -22.7% | 4.25 | -1.25 months |
| Hampshire County, WV | 62 | +24.0% | 2.82 | +0.32 months |
| Hardy County, WV | 36 | -23.4% | 3.27 | -1.43 months |
| Jefferson County, WV | 281 | +6.8% | 2.34 | -0.03 months |
| Mineral County, WV | 29 | -38.3% | 1.71 | -1.23 months |
| Morgan County, WV | 86 | -5.5% | 2.87 | -1.09 months |
| Pendleton County, WV | 32 | +52.4% | 10.67 | +5.42 months |
| Washington County, MD | 393 | +53.5% | 3.09 | +1.22 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

# April 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of May 6, 2026

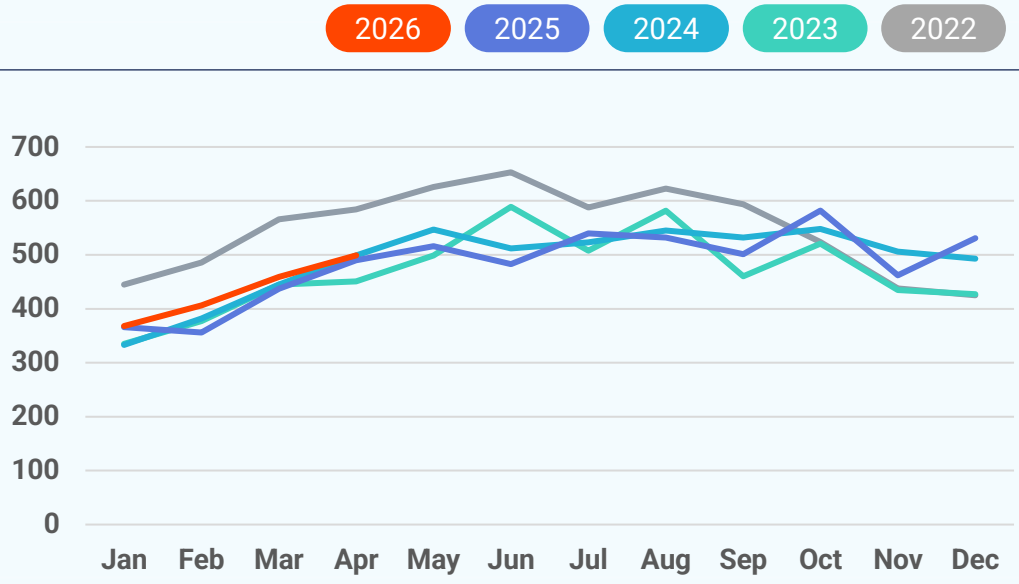
| Key Market Statistics | Apr 2026 | Apr 2025 | Change |
|---|---|---|---|
| Closed Sales | 499 | 490 | +1.8% |
| Median Sold Price | $355,000 | $345,000 | +2.9% |
| Median Days on Market | 21 days | 19 days | +2 days |
| New Pending Sales | 683 | 584 | +17.0% |
| New Listings | 763 | 628 | +21.5% |
| Active Listings | 1,396 | 1,296 | +7.7% |
| Months of Supply | 2.75 | 2.56 | +0.19 mos. |

## Closed Sales

**499**
April 2026

**+1.8%**
Apr '26 vs. Apr '25
**(Apr '25: 490)**

**+8.7%**
Apr '26 vs. Mar '26
**(Mar '26: 459)**



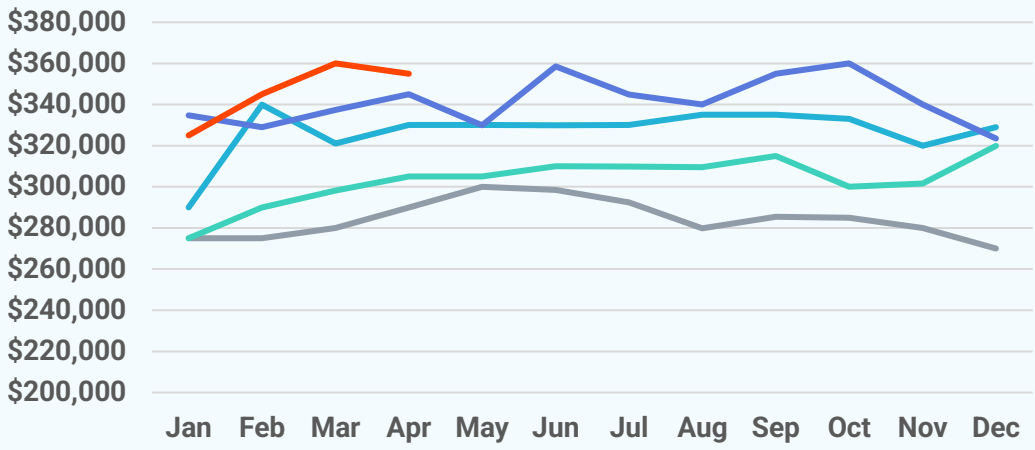
## Median Sold Price

2026 2025 2024 2023 2022

**$355,000**
April 2026

**+2.9%**
Apr '26 vs. Apr '25
**(Apr '25: $345,000)**

**-1.4%**
Apr '26 vs. Mar '26
**(Mar '26: $360,000)**



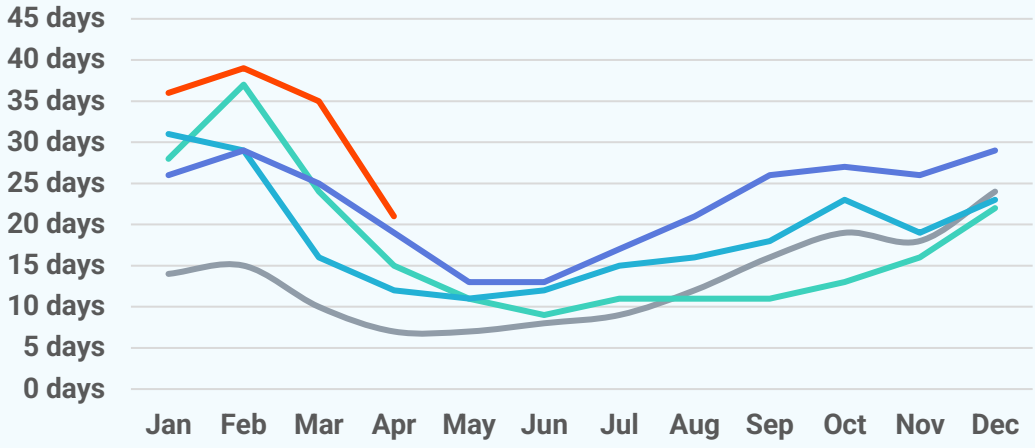

## Median Days on Market

2026 2025 2024 2023 2022

**21 days**
April 2026

**+2 days**
Apr '26 vs. Apr '25
**(Apr '25: 19 days)**

**-14 days**
Apr '26 vs. Mar '26
**(Mar '26: 35 days)**



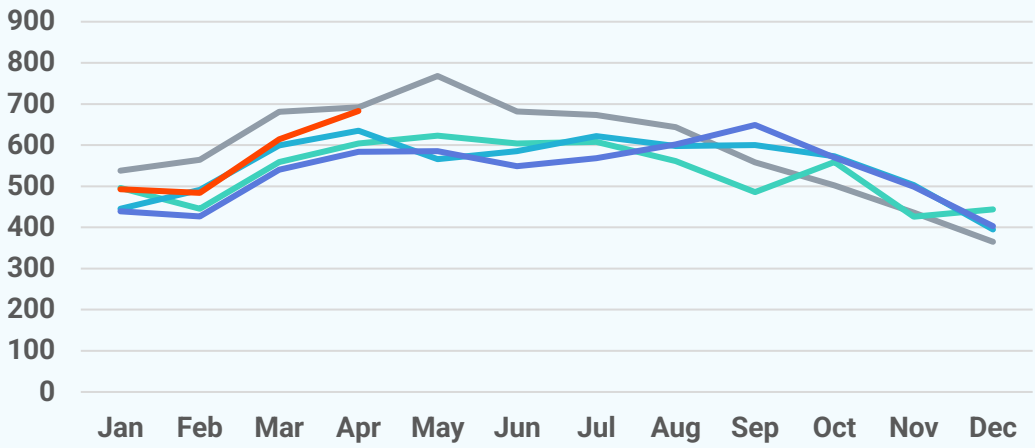

## New Pending Sales

2026 2025 2024 2023 2022

**683**
April 2026

**+17.0%**
Apr '26 vs. Apr '25
**(Apr '25: 584)**

**+11.2%**
Apr '26 vs. Mar '26
**(Mar '26: 614)**



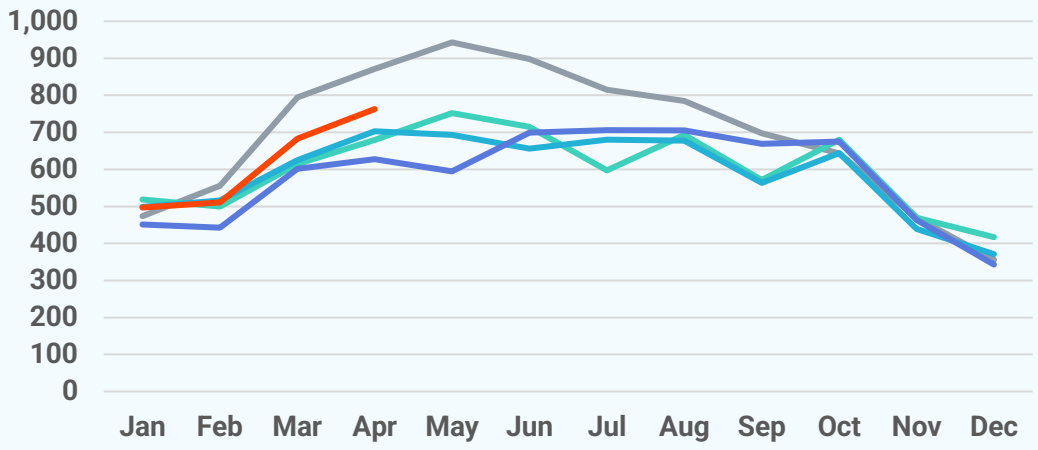
## New Listings

2026 2025 2024 2023 2022

**763**
April 2026

**+21.5%**
Apr '26 vs. Apr '25
**(Apr '25: 628)**

**+11.7%**
Apr '26 vs. Mar '26
**(Mar '26: 683)**



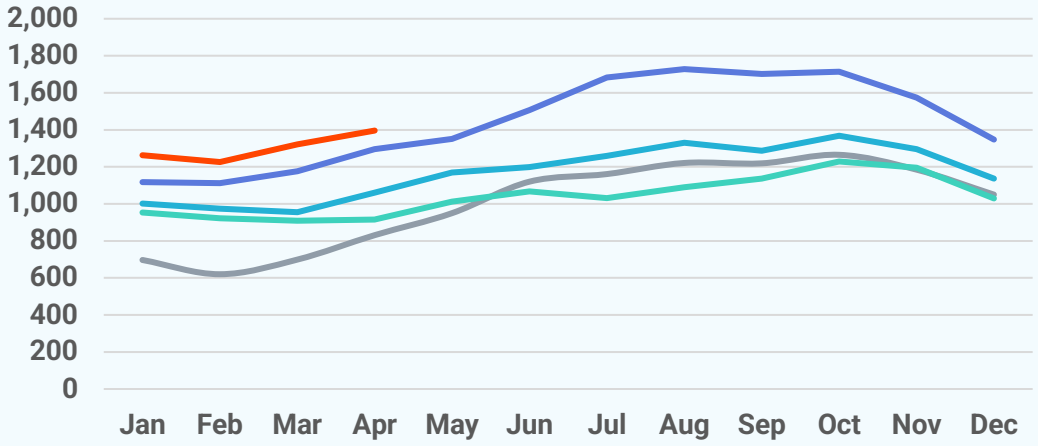

## Active Listings

2026 2025 2024 2023 2022

**1,396**
April 2026

**+7.7%**
Apr '26 vs. Apr '25
**(Apr '25: 1,296)**

**+5.7%**
Apr '26 vs. Mar '26
**(Mar '26: 1,321)**

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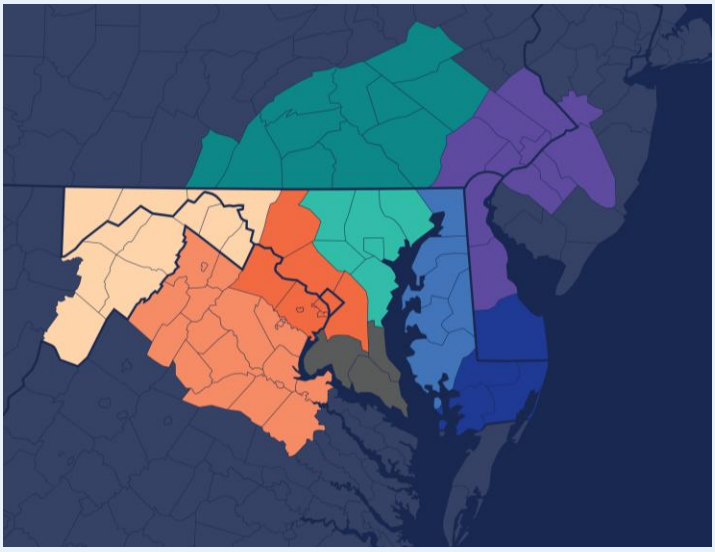


Maryland-West Virginia Panhandle

# April 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of May 6, 2026

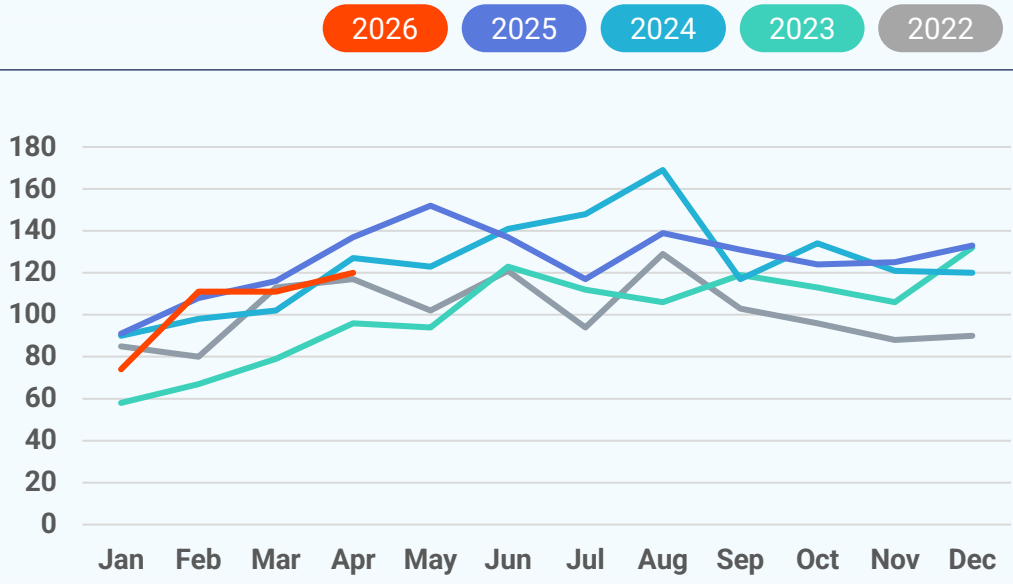
| Key Market Statistics | Apr 2026 | Apr 2025 | Change |
|---|---|---|---|
| Closed Sales | 120 | 137 | -12.4% |
| Median Sold Price | $283,750 | $287,340 | -1.2% |
| Median Days on Market | 24 days | 21 days | +3 days |
| New Pending Sales | 185 | 129 | +43.4% |
| New Listings | 245 | 121 | +102.5% |
| Active Listings | 290 | 202 | +43.6% |
| Months of Supply | 2.15 | 1.50 | +0.65 mos. |

## Closed Sales

**120**
April 2026

**-12.4%**
Apr '26 vs. Apr '25
**(Apr '25: 137)**

**+8.1%**
Apr '26 vs. Mar '26
**(Mar '26: 111)**



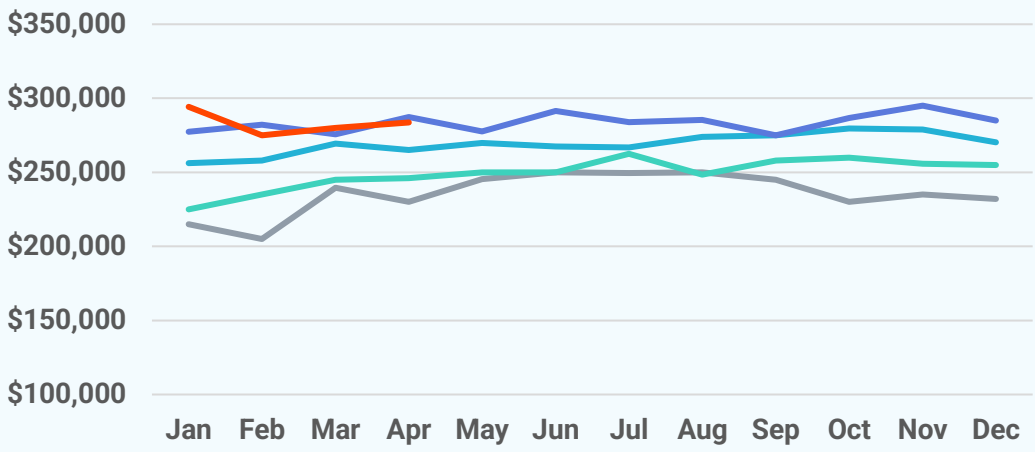
## Median Sold Price

2026 2025 2024 2023 2022

**$283,750**
April 2026

**-1.2%**
Apr '26 vs. Apr '25
**(Apr '25: $287,340)**

**+1.3%**
Apr '26 vs. Mar '26
**(Mar '26: $280,000)**



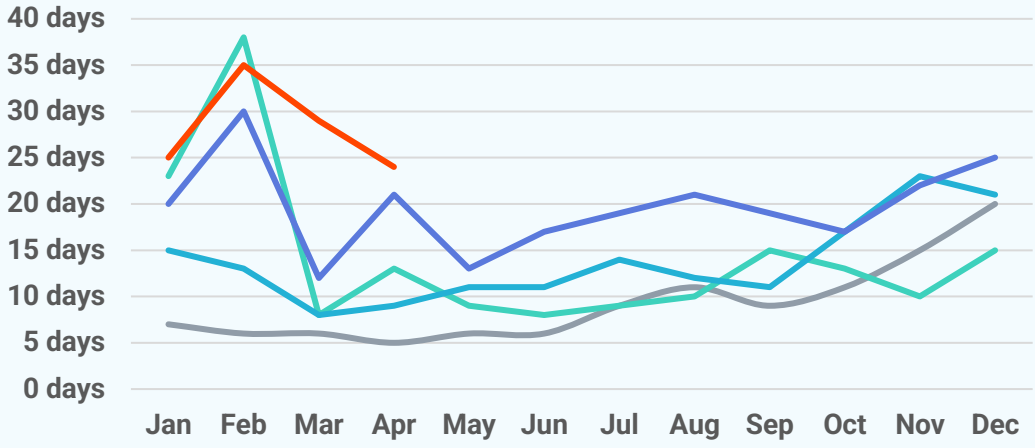

## Median Days on Market

2026 2025 2024 2023 2022

**24 days**
April 2026

**+3 days**
Apr '26 vs. Apr '25
**(Apr '25: 21 days)**

**-5 days**
Apr '26 vs. Mar '26
**(Mar '26: 29 days)**



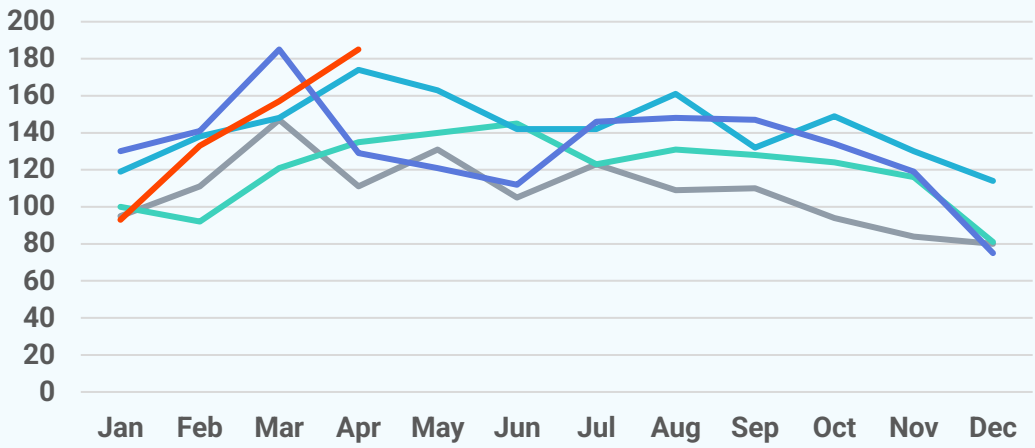

## New Pending Sales

2026 2025 2024 2023 2022

**185**
April 2026

**+43.4%**
Apr '26 vs. Apr '25
**(Apr '25: 129)**

**+17.8%**
Apr '26 vs. Mar '26
**(Mar '26: 157)**



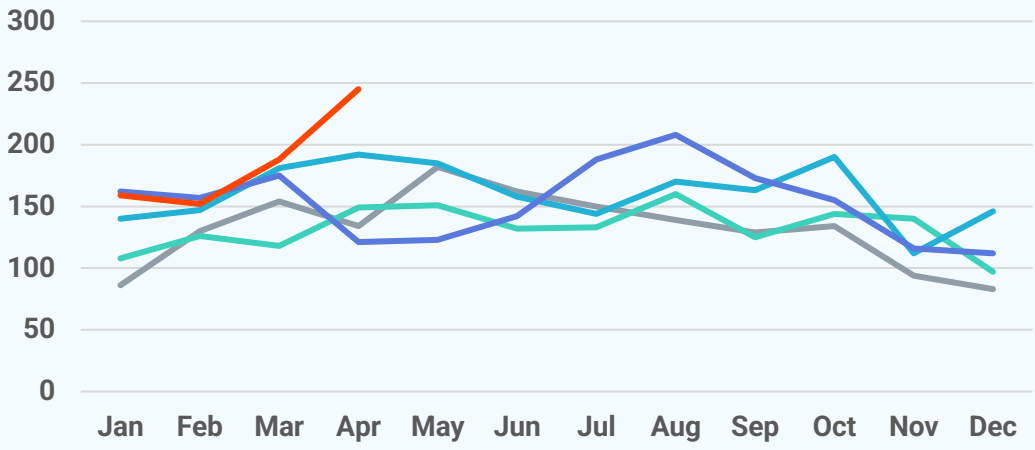
## New Listings

2026 2025 2024 2023 2022

**245**
April 2026

**+102.5%**
Apr '26 vs. Apr '25
**(Apr '25: 121)**

**+30.3%**
Apr '26 vs. Mar '26
**(Mar '26: 188)**



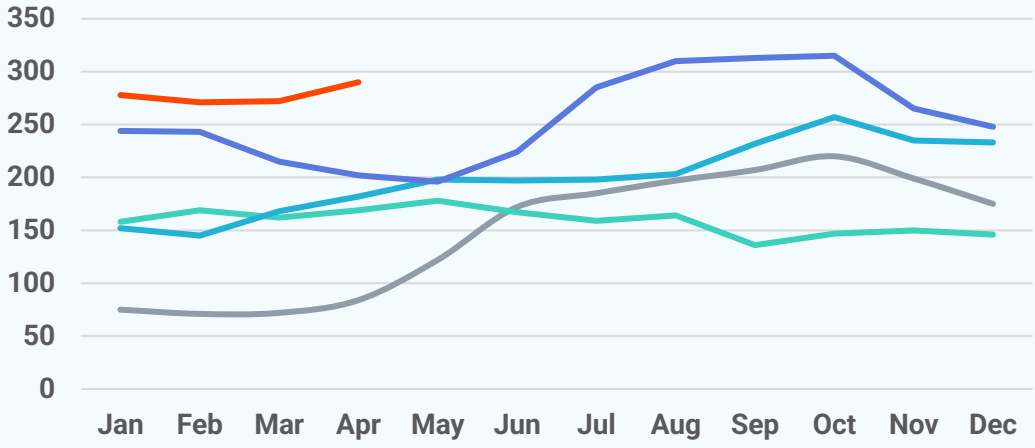

## Active Listings

2026 2025 2024 2023 2022

**290**
April 2026

**+43.6%**
Apr '26 vs. Apr '25
**(Apr '25: 202)**

**+6.6%**
Apr '26 vs. Mar '26
**(Mar '26: 272)**

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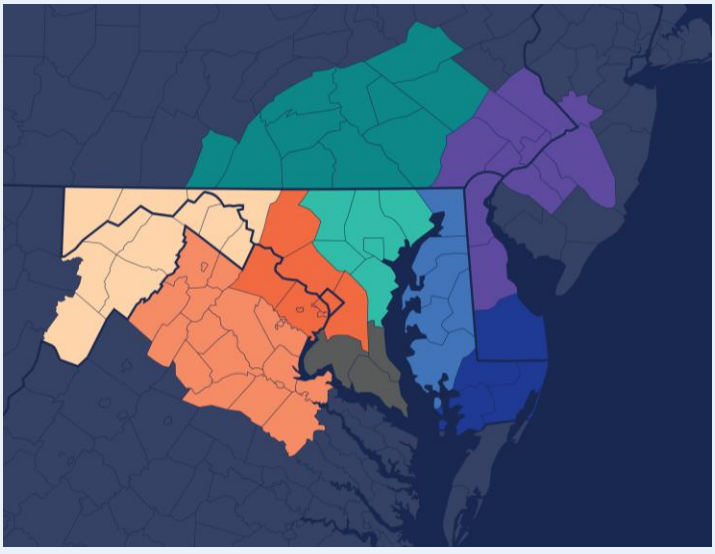


Maryland-West Virginia Panhandle

# April 2026 Condos Report

Prepared by Bright Research

Data as of May 6, 2026

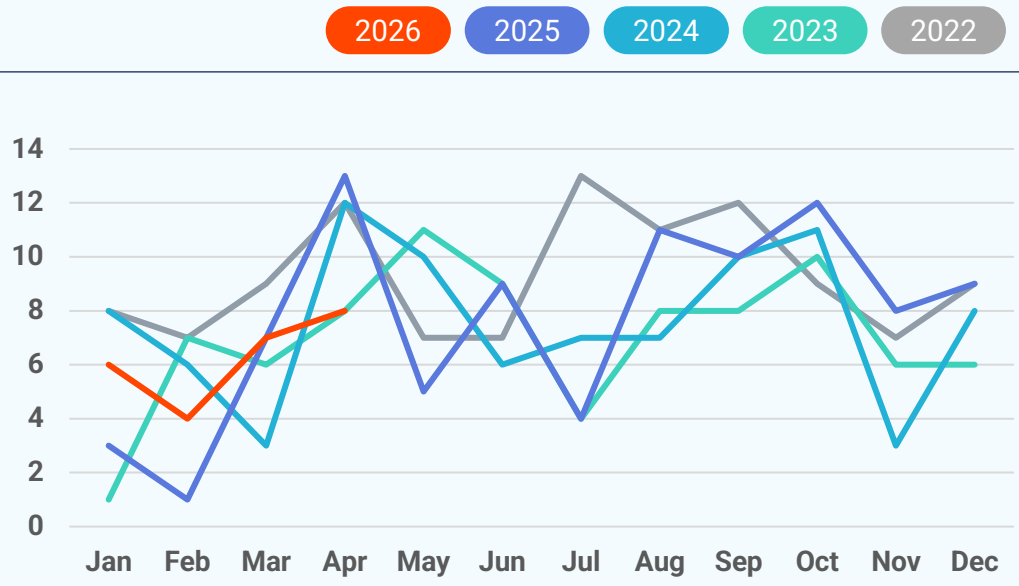
| Key Market Statistics | Apr 2026 | Apr 2025 | Change |
|---|---|---|---|
| Closed Sales | 8 | 13 | -38.5% |
| Median Sold Price | $212,450 | $275,000 | -22.7% |
| Median Days on Market | 13 days | 35 days | -22 days |
| New Pending Sales | 7 | 5 | +40.0% |
| New Listings | 8 | 8 | +0.0% |
| Active Listings | 32 | 37 | -13.5% |
| Months of Supply | 4.57 | 5.29 | -0.72 mos. |

## Closed Sales

**8**
April 2026

**-38.5%**
Apr '26 vs. Apr '25
**(Apr '25: 13)**

**+14.3%**
Apr '26 vs. Mar '26
**(Mar '26: 7)**



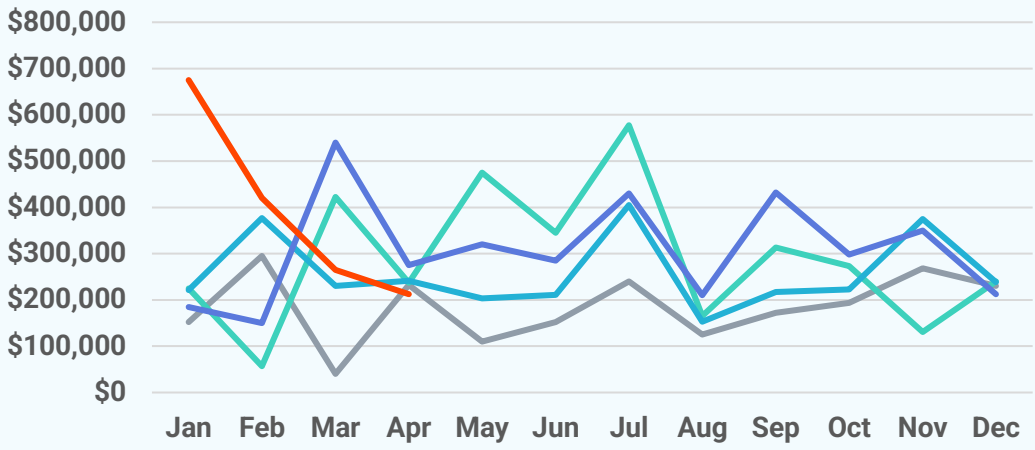
## Median Sold Price

2026 2025 2024 2023 2022

**$212,450**
April 2026

**-22.7%**
Apr '26 vs. Apr '25
**(Apr '25: $275,000)**

**-19.8%**
Apr '26 vs. Mar '26
**(Mar '26: $265,000)**



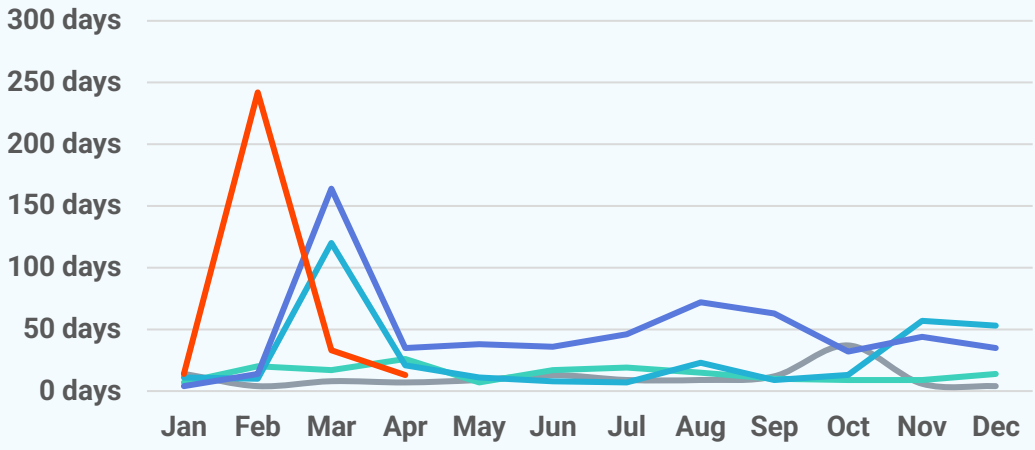

## Median Days on Market

2026 2025 2024 2023 2022

**13 days**
April 2026

**-22 days**
Apr '26 vs. Apr '25
**(Apr '25: 35 days)**

**-20 days**
Apr '26 vs. Mar '26
**(Mar '26: 33 days)**



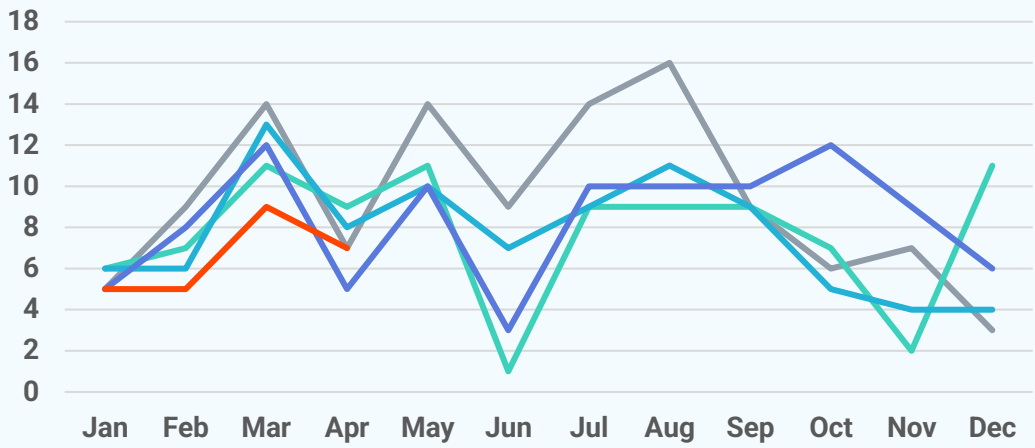

## New Pending Sales

2026 2025 2024 2023 2022

**7**
April 2026

**+40.0%**
Apr '26 vs. Apr '25
**(Apr '25: 5)**

**-22.2%**
Apr '26 vs. Mar '26
**(Mar '26: 9)**



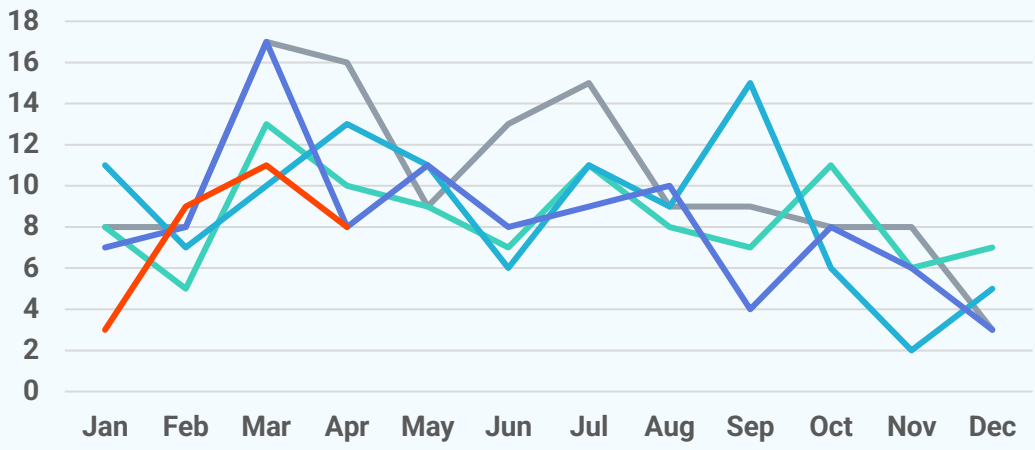
## New Listings

2026 2025 2024 2023 2022

**8**
April 2026

**+0.0%**
Apr '26 vs. Apr '25
**(Apr '25: 8)**

**-27.3%**
Apr '26 vs. Mar '26
**(Mar '26: 11)**



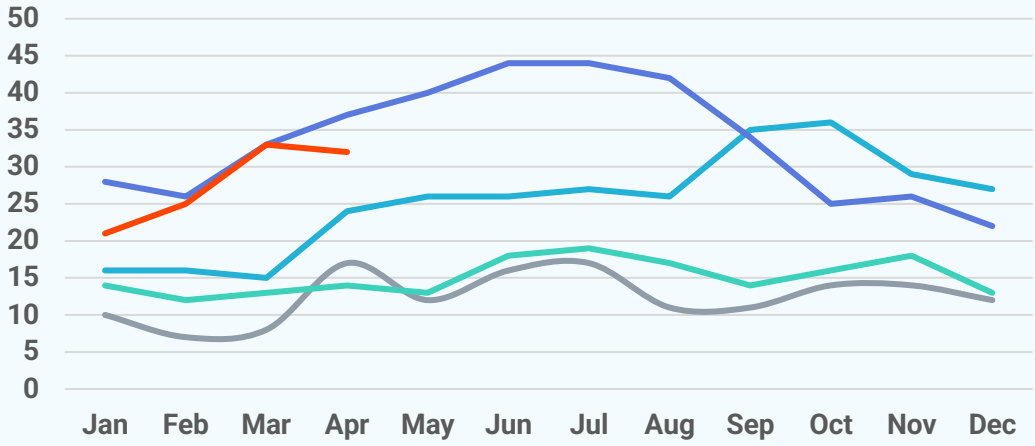

## Active Listings

2026 2025 2024 2023 2022

**32**
April 2026

**-13.5%**
Apr '26 vs. Apr '25
**(Apr '25: 37)**

**-3.0%**
Apr '26 vs. Mar '26
**(Mar '26: 33)**




## 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**.

