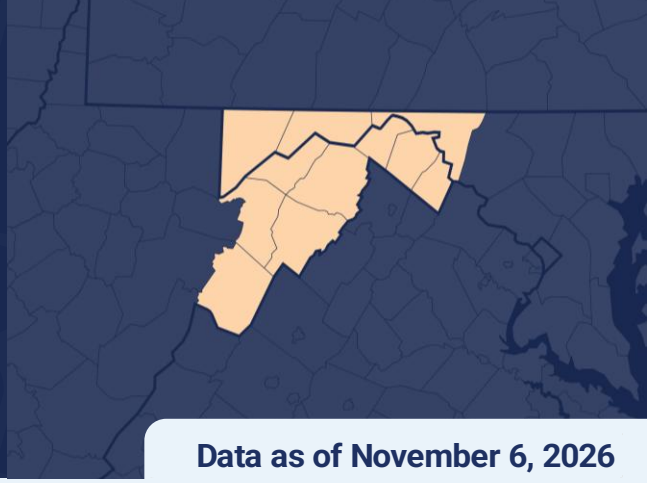
MD/WV Panhandle

October 2026 Housing Market Report

Prepared by Bright Research



Data as of November 6, 2026

Key Market Statistics	Oct 2026	Oct 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	551	719	-23.4%	6,190	6,170	+0.3%
Median Sold Price	$320,000	$330,790	-3.3%	$328,500	$317,000	+3.6%
Median Days on Market	21 days	22 days	-1 day	21 days	19 days	+2 days
New Purchase Contracts	665	788	-15.6%	7,667	7,642	+0.3%
New Listings	923	892	+3.5%	9,191	8,751	+5.0%
Active Listings	2,279	2,055	+10.9%	2,279	2,055	+10.9%
Months of Supply	3.66	3.32	+0.34 mos.	3.66	3.32	+0.34 mos.
Showings	6,751	7,231	-6.6%	75,129	72,592	+3.5%

Housing Market Trends

MD/WV Panhandle buyers frazzled by higher mortgage rates. October 2026 marks the third month in a row of lower new purchase contracts than a year ago. With 665 new purchase contracts in the month, activity dropped 15.6%. Closed sales activity similarly faltered significantly against last year, down 23.4% in October.

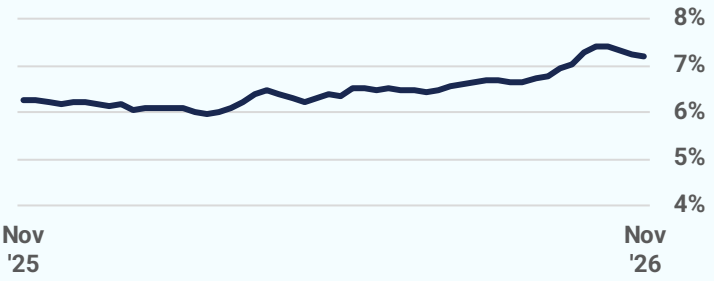
The median sale price of $320,000, down 3.3%, was the 2nd year-over-year drop this year, following softer prices also in January. Overall, prices are firm in the MD/WV Panhandle and are up 3.6% year-to-date.

Seller listed more homes this October than last with 923 new listings in the latest month. More homes on the market has led to growth in active listings. At the end of October 2026, there were 2,279 active listings, meaning buyers had 10.9% more homes available than they did at the end of October 2025.

Market Outlook

Above 7% rates will continue to deter prospective buyers searching for affordability and lead to lower sales activity in the final months of the year. It is likely that total sales in 2026 will fall behind what occurred in 2025 with the softness in the last quarter of the year. Still prices and inventory are expected to remain higher than last year.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

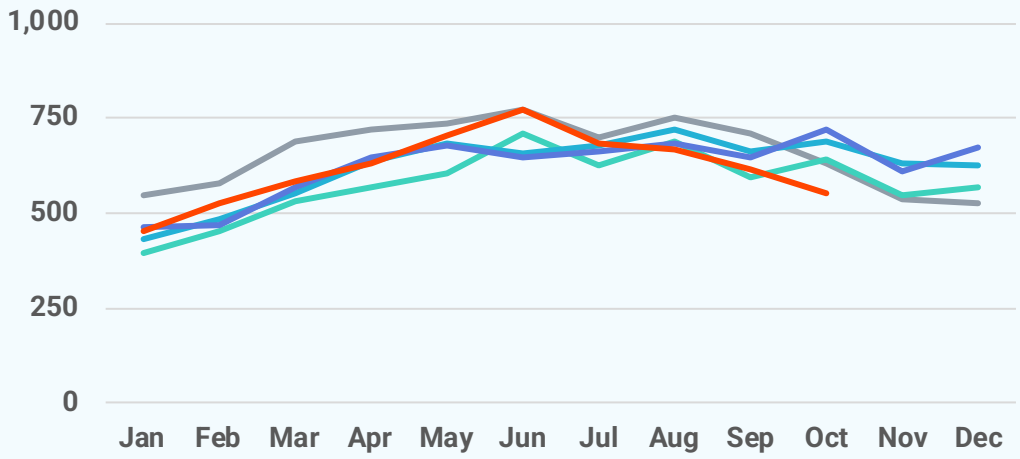
Closed Sales

2026 2025 2024 2023 2022

551
October 2026

-23.4%
Oct '26 vs. Oct '25
(Oct '25: 719)

-10.3%
Oct '26 vs. Sep '26
(Sep '26: 614)



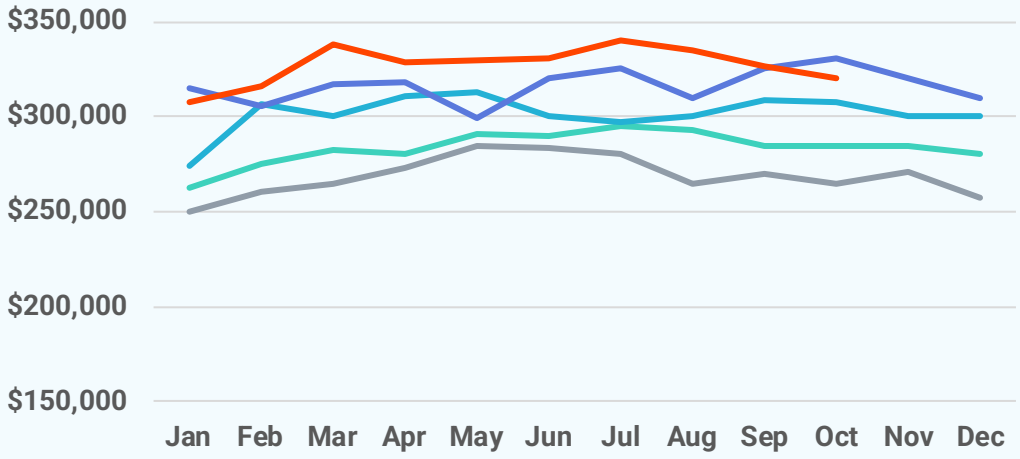
Median Sold Price

2026 2025 2024 2023 2022

$320,000
October 2026

-3.3%
Oct '26 vs. Oct '25
(Oct '25: $330,790)

-2.0%
Oct '26 vs. Sep '26
(Sep '26: $326,500)



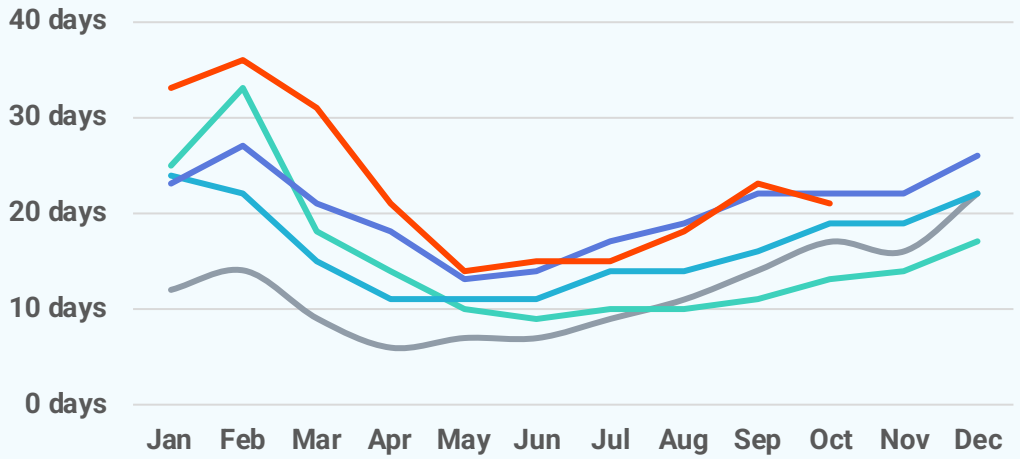
Median Days on Market

2026 2025 2024 2023 2022

21 days
October 2026

-1 day
Oct '26 vs. Oct '25
(Oct '25: 22 days)

-2 days
Oct '26 vs. Sep '26
(Sep '26: 23 days)



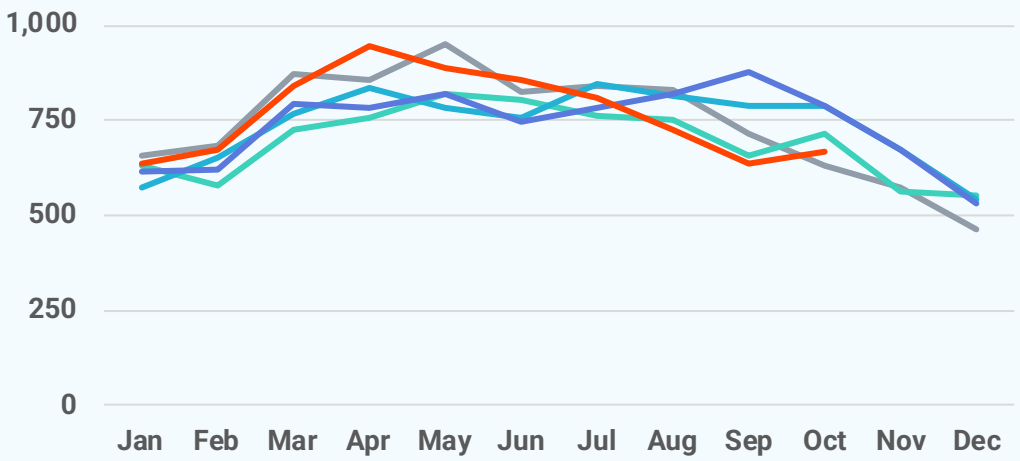
New Purchase Contracts

2026 2025 2024 2023 2022

665
October 2026

-15.6%
Oct '26 vs. Oct '25
(Oct '25: 788)

+4.6%
Oct '26 vs. Sep '26
(Sep '26: 636)



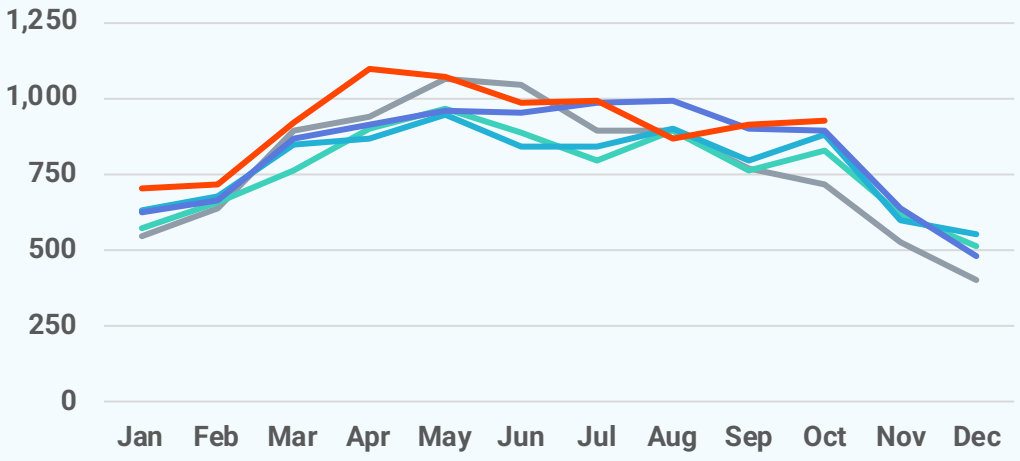
New Listings

2026 2025 2024 2023 2022

923
October 2026

+3.5%
Oct '26 vs. Oct '25
(Oct '25: 892)

+1.4%
Oct '26 vs. Sep '26
(Sep '26: 910)



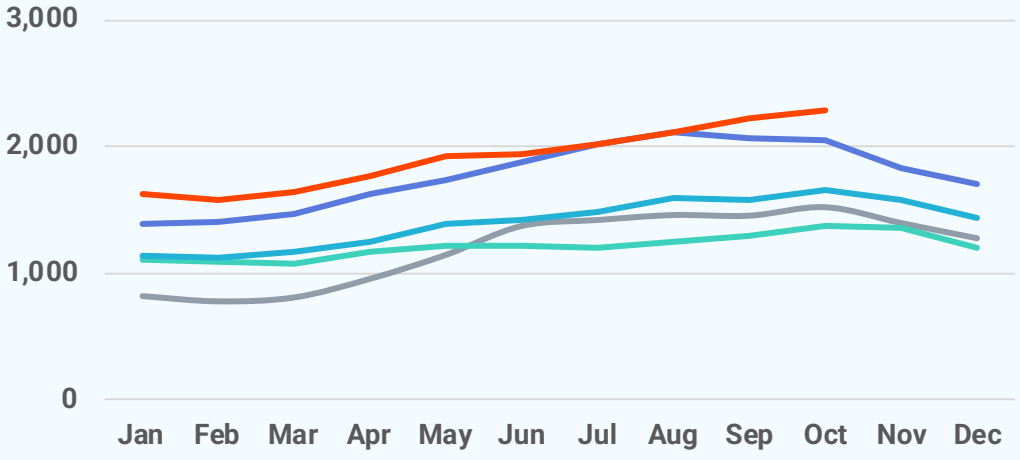
Active Listings

2026 2025 2024 2023 2022

2,279
October 2026

+10.9%
Oct '26 vs. Oct '25
(Oct '25: 2,055)

+2.8%
Oct '26 vs. Sep '26
(Sep '26: 2,218)



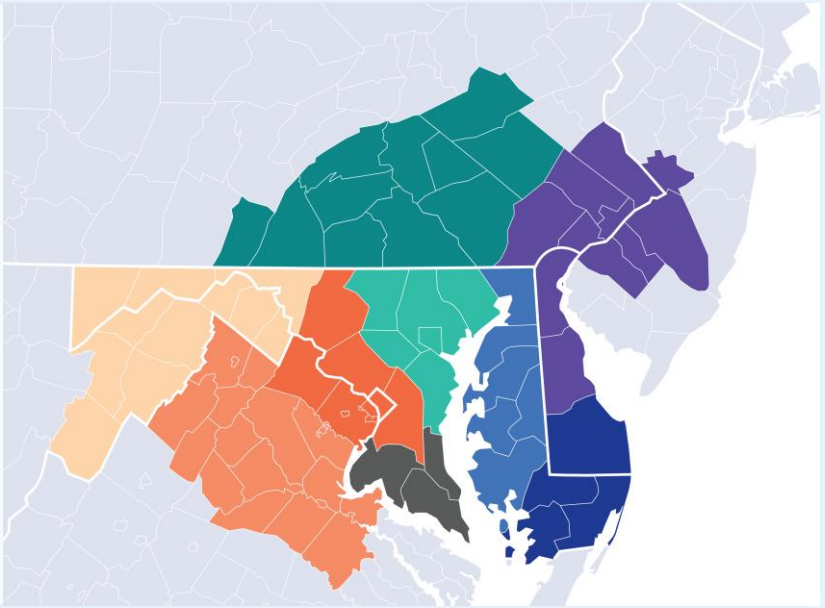
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
MD/WV Panhandle	551	-23.4%	$320,000	-3.3%	21 days	-1 day
Allegany County, MD	41	-32.8%	$173,000	-12.4%	36 days	+12 days
Berkeley County, WV	157	-24.2%	$325,554	-1.3%	17 days	-4 days
Garrett County, MD	43	-34.8%	$659,900	+33.3%	23 days	-24 days
Grant County, WV	6	+50.0%	$215,000	-26.5%	31 days	-46 days
Hampshire County, WV	23	-25.8%	$330,000	+20.0%	31 days	-16 days
Hardy County, WV	14	-6.7%	$278,500	+35.9%	39 days	+0 days
Jefferson County, WV	89	-33.1%	$400,000	+2.6%	11 days	-2 days
Mineral County, WV	16	-33.3%	$180,000	-16.3%	10 days	-2 days
Morgan County, WV	24	-35.1%	$287,500	-8.1%	19 days	-7 days
Pendleton County, WV	4	-20.0%	$237,450	+25.3%	51 days	+44 days
Washington County, MD	134	-1.5%	$324,950	-1.2%	26 days	+4 days

Local Markets	New Purchase Contracts		New Listings		Showings	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
MD/WV Panhandle	665	-15.6%	923	+3.5%	6,751	-6.6%
Allegany County, MD	78	+21.9%	97	+26.0%	918	+59.9%
Berkeley County, WV	203	-13.6%	285	-3.7%	1,790	-13.8%
Garrett County, MD	36	-33.3%	52	+2.0%	472	-22.9%
Grant County, WV	3	-57.1%	6	+0.0%	14	-26.3%
Hampshire County, WV	17	-50.0%	35	+25.0%	195	-11.0%
Hardy County, WV	11	-45.0%	9	-43.8%	80	-33.3%
Jefferson County, WV	107	-18.9%	154	+9.2%	1,047	-5.6%
Mineral County, WV	24	+0.0%	29	+70.6%	137	+18.1%
Morgan County, WV	28	-17.6%	37	-24.5%	331	-17.5%
Pendleton County, WV	9	+50.0%	5	-28.6%	0	-100.0%
Washington County, MD	149	-16.3%	214	+4.9%	1,767	-10.7%

Local Markets	Active Listings		Months of Supply	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
MD/WV Panhandle	2,279	+10.9%	3.66	+0.34 months
Allegany County, MD	282	+24.2%	5.70	+1.59 months
Berkeley County, WV	551	+11.1%	2.86	+0.49 months
Garrett County, MD	240	+8.6%	5.75	-0.13 months
Grant County, WV	28	-12.5%	5.17	-2.67 months
Hampshire County, WV	93	+13.4%	3.68	-0.16 months
Hardy County, WV	48	-20.0%	3.95	-1.59 months
Jefferson County, WV	311	+1.0%	2.73	-0.14 months
Mineral County, WV	45	-6.3%	2.55	-0.24 months
Morgan County, WV	92	-22.7%	3.17	-1.21 months
Pendleton County, WV	37	-2.6%	9.65	-2.35 months
Washington County, MD	552	+30.2%	4.20	+0.82 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

October 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of November 6, 2026

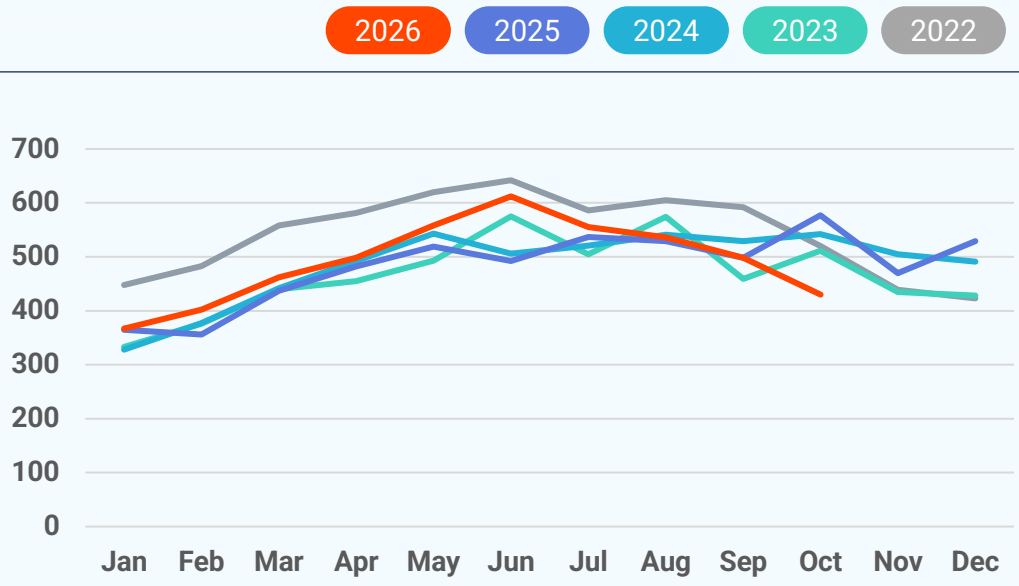
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	430	577	-25.5%
Median Sold Price	$345,000	$360,750	-4.4%
Median Days on Market	22 days	24 days	-2 days
New Purchase Contracts	538	631	-14.7%
New Listings	744	725	+2.6%
Active Listings	1,872	1,687	+11.0%
Months of Supply	3.80	3.50	+0.30 mos.

Closed Sales

430
October 2026

-25.5%
Oct '26 vs. Oct '25
(Oct '25: 577)

-13.7%
Oct '26 vs. Sep '26
(Sep '26: 498)



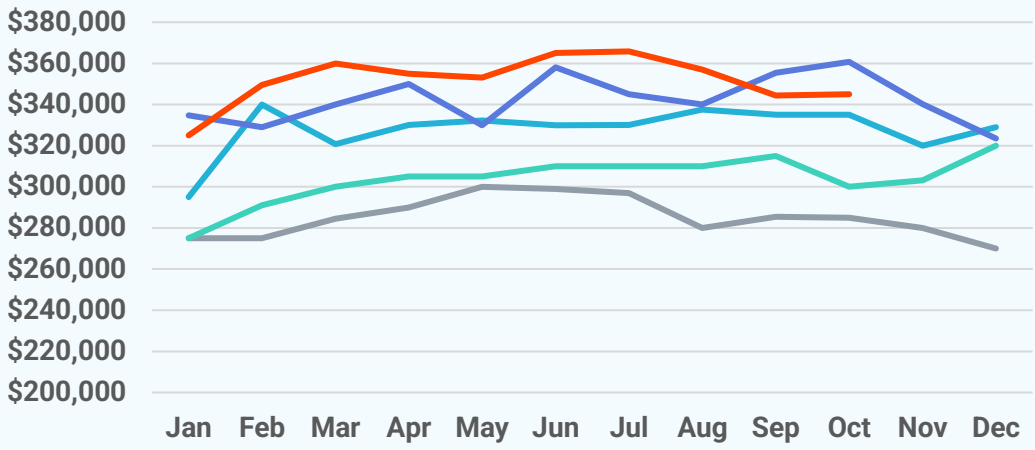
Median Sold Price

2026 2025 2024 2023 2022

$345,000
October 2026

-4.4%
Oct '26 vs. Oct '25
(Oct '25: $360,750)

+0.2%
Oct '26 vs. Sep '26
(Sep '26: $344,450)



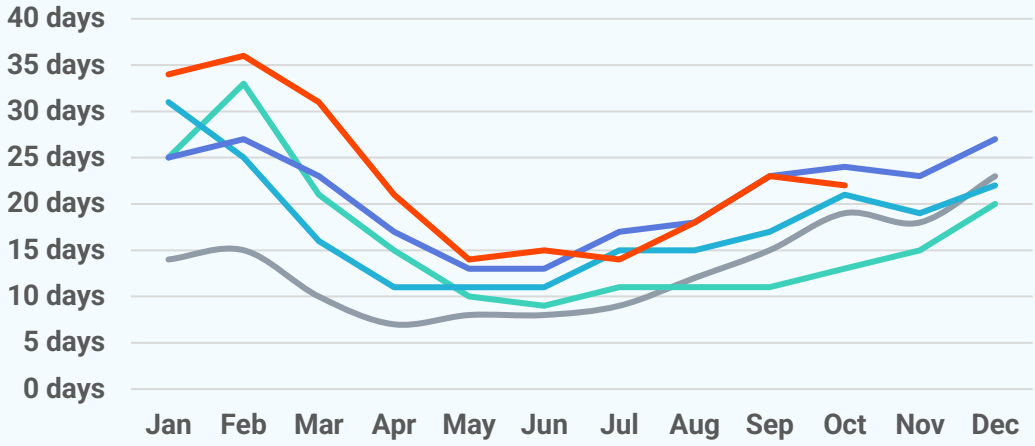
Median Days on Market

2026 2025 2024 2023 2022

22 days
October 2026

-2 days
Oct '26 vs. Oct '25
(Oct '25: 24 days)

-1 day
Oct '26 vs. Sep '26
(Sep '26: 23 days)



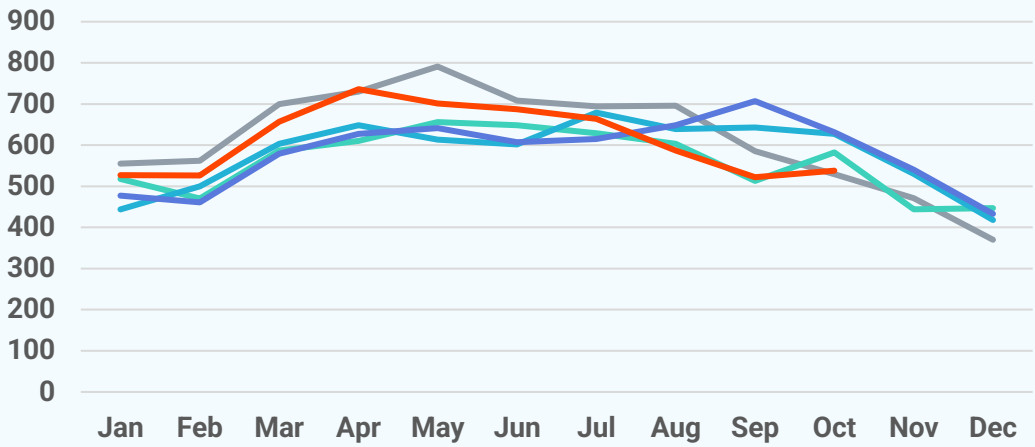
New Purchase Contracts

2026 2025 2024 2023 2022

538
October 2026

-14.7%
Oct '26 vs. Oct '25
(Oct '25: 631)

+3.1%
Oct '26 vs. Sep '26
(Sep '26: 522)



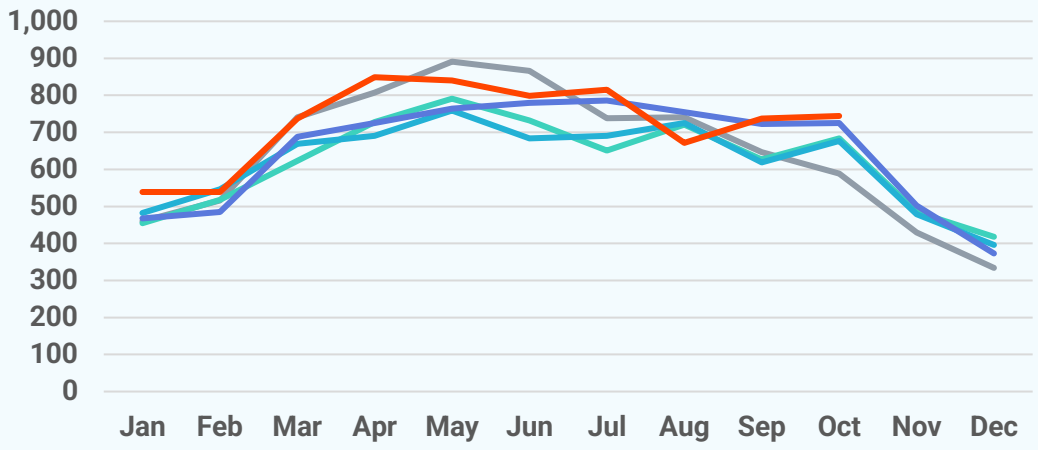
New Listings

2026 2025 2024 2023 2022

744
October 2026

+2.6%
Oct '26 vs. Oct '25
(Oct '25: 725)

+0.9%
Oct '26 vs. Sep '26
(Sep '26: 737)



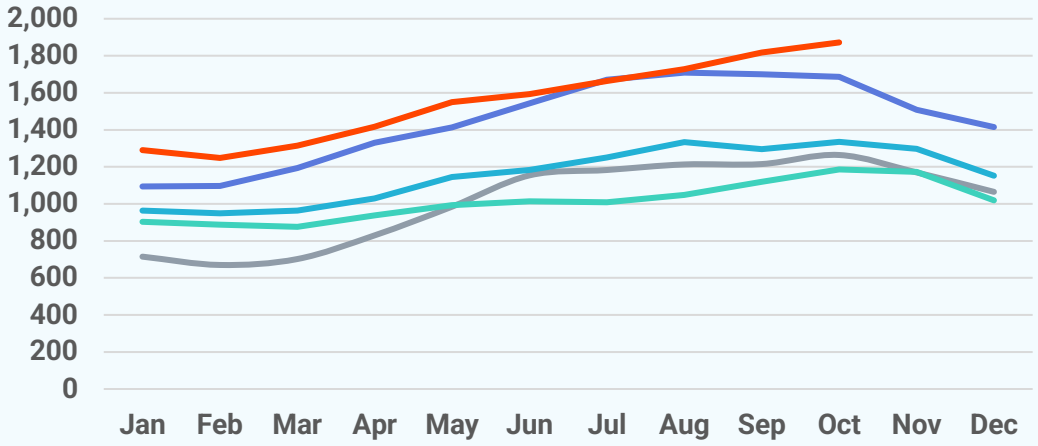
Active Listings

2026 2025 2024 2023 2022

1,872
October 2026

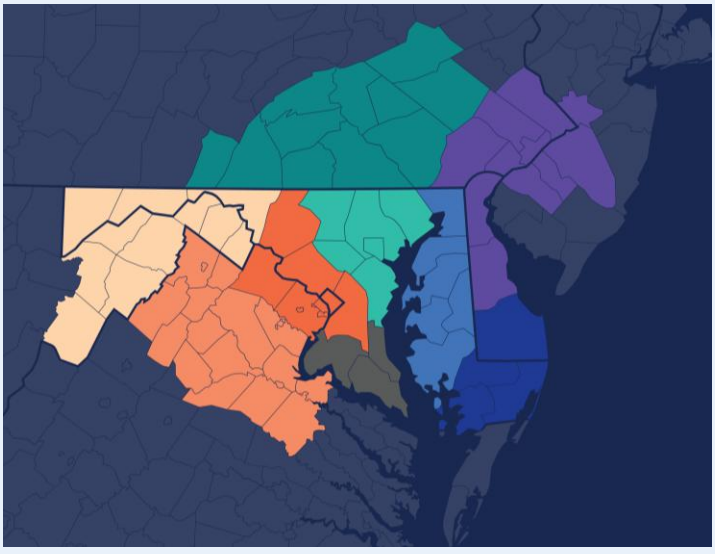
+11.0%
Oct '26 vs. Oct '25
(Oct '25: 1,687)

+3.0%
Oct '26 vs. Sep '26
(Sep '26: 1,818)



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**.



Maryland-West Virginia Panhandle

October 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of November 6, 2026

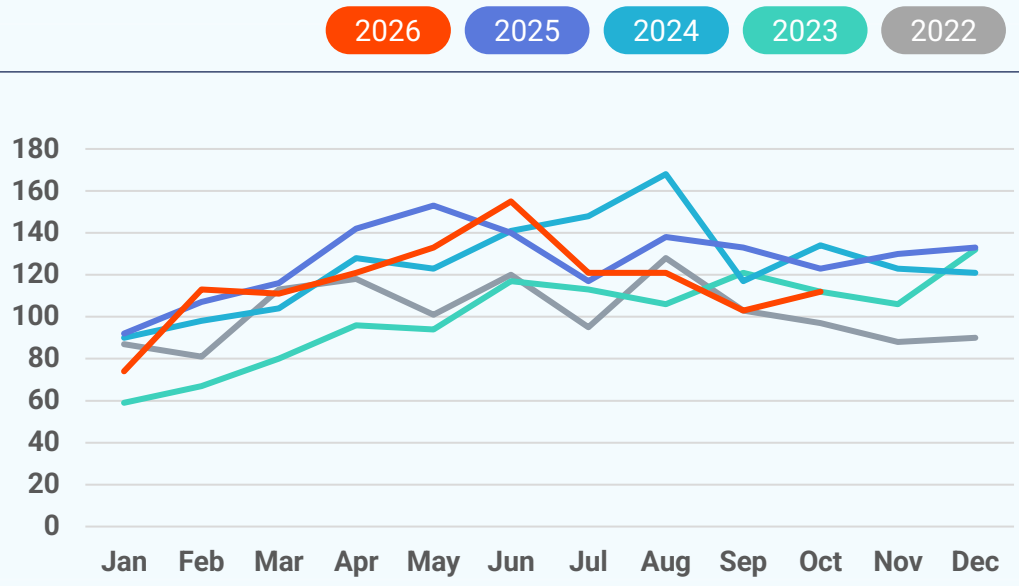
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	112	123	-8.9%
Median Sold Price	$290,325	$287,350	+1.0%
Median Days on Market	17 days	15 days	+2 days
New Purchase Contracts	113	142	-20.4%
New Listings	154	152	+1.3%
Active Listings	346	319	+8.5%
Months of Supply	2.91	2.54	+0.37 mos.

Closed Sales

112
October 2026

-8.9%
Oct '26 vs. Oct '25
(Oct '25: 123)

+8.7%
Oct '26 vs. Sep '26
(Sep '26: 103)



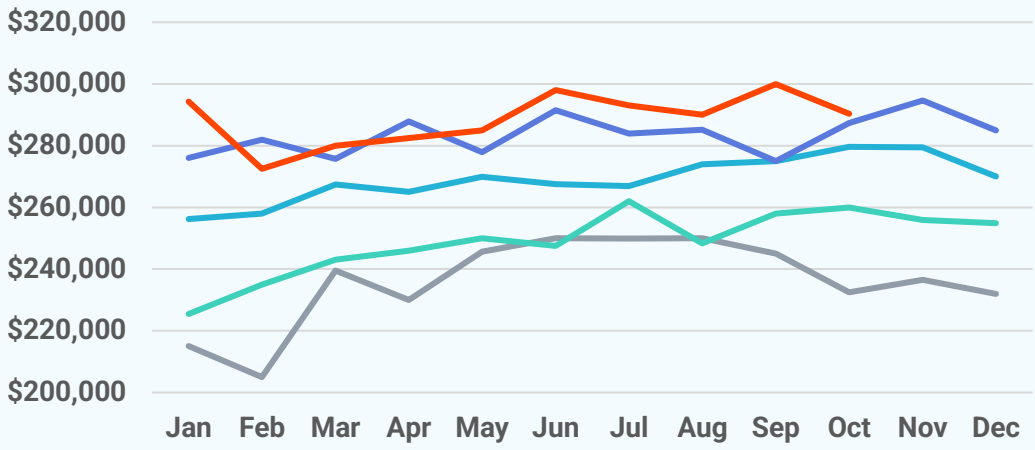
Median Sold Price

2026 2025 2024 2023 2022

$290,325
October 2026

+1.0%
Oct '26 vs. Oct '25
(Oct '25: $287,350)

-3.2%
Oct '26 vs. Sep '26
(Sep '26: $299,945)



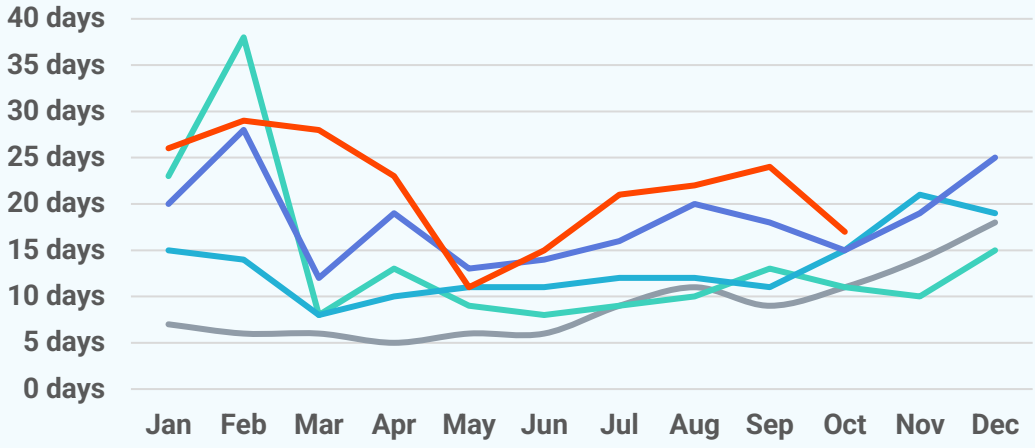
Median Days on Market

2026 2025 2024 2023 2022

17 days
October 2026

+2 days
Oct '26 vs. Oct '25
(Oct '25: 15 days)

-7 days
Oct '26 vs. Sep '26
(Sep '26: 24 days)



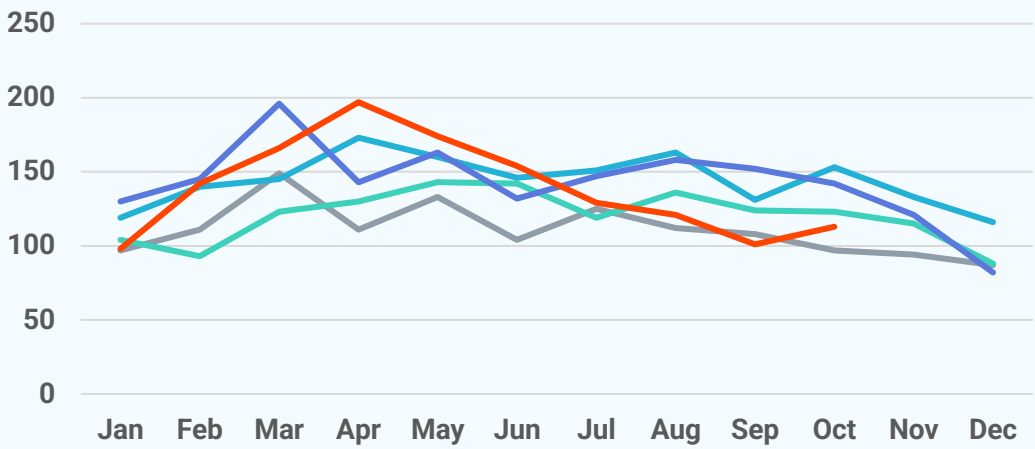
New Purchase Contracts

2026 2025 2024 2023 2022

113
October 2026

-20.4%
Oct '26 vs. Oct '25
(Oct '25: 142)

+11.9%
Oct '26 vs. Sep '26
(Sep '26: 101)



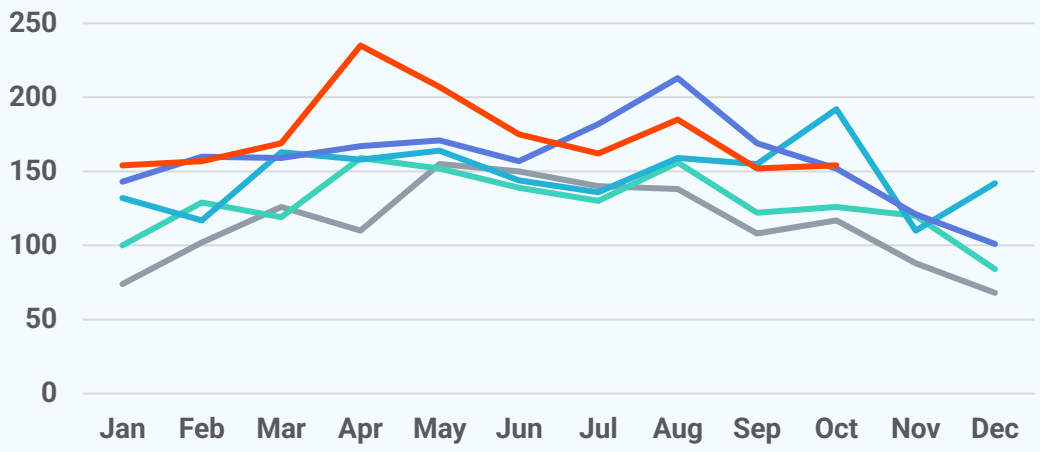
New Listings

2026 2025 2024 2023 2022

154
October 2026

+1.3%
Oct '26 vs. Oct '25
(Oct '25: 152)

+1.3%
Oct '26 vs. Sep '26
(Sep '26: 152)



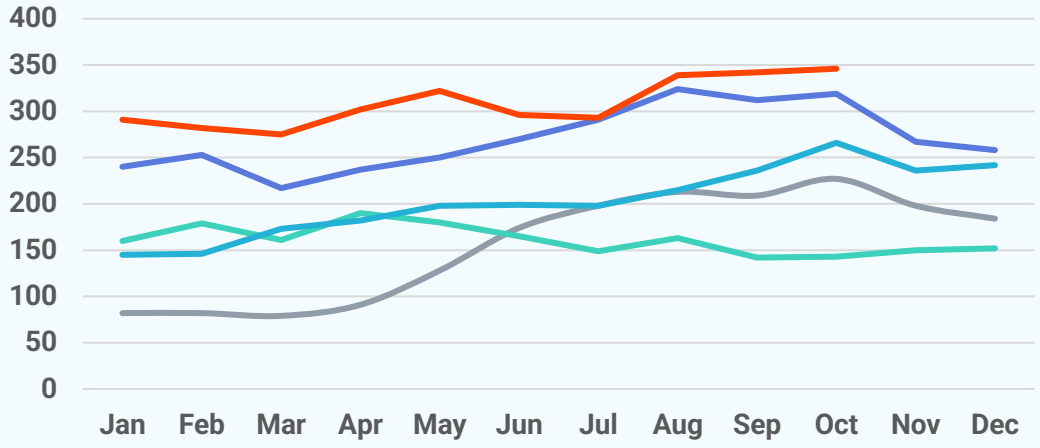
Active Listings

2026 2025 2024 2023 2022

346
October 2026

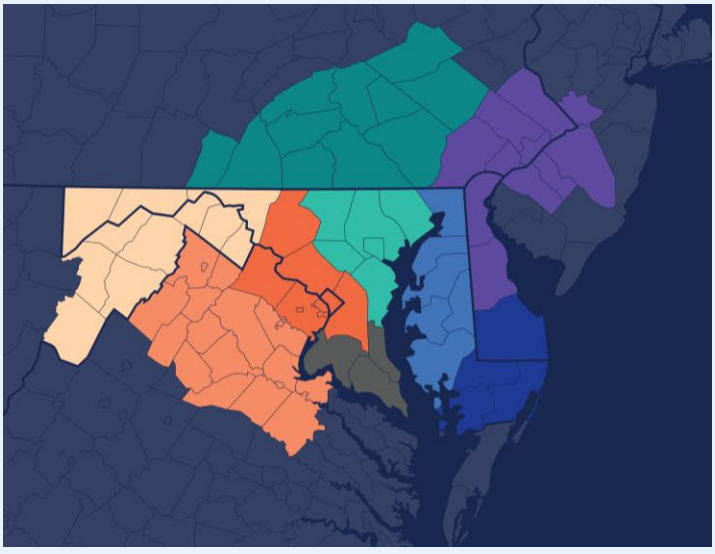
+8.5%
Oct '26 vs. Oct '25
(Oct '25: 319)

+1.2%
Oct '26 vs. Sep '26
(Sep '26: 342)



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**.



Maryland-West Virginia Panhandle

October 2026 Condos Report

Prepared by Bright Research

Data as of November 6, 2026

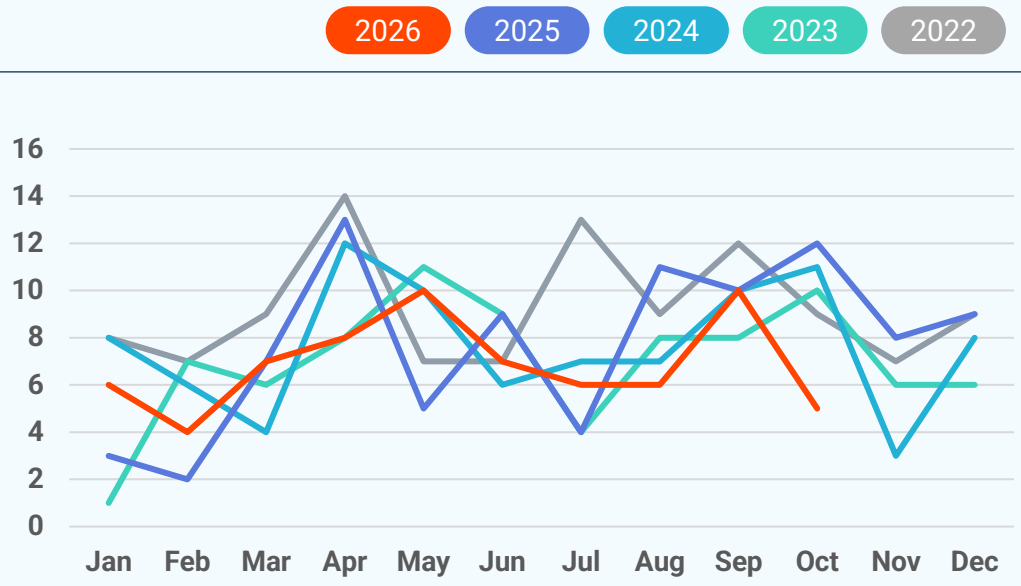
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	5	12	-58.3%
Median Sold Price	$600,000	$298,000	+101.3%
Median Days on Market	50 days	32 days	+18 days
New Purchase Contracts	6	13	-53.8%
New Listings	5	8	-37.5%
Active Listings	32	27	+18.5%
Months of Supply	4.47	3.72	+0.74 mos.

Closed Sales

5
October 2026

-58.3%
Oct '26 vs. Oct '25
(Oct '25: 12)

-50.0%
Oct '26 vs. Sep '26
(Sep '26: 10)



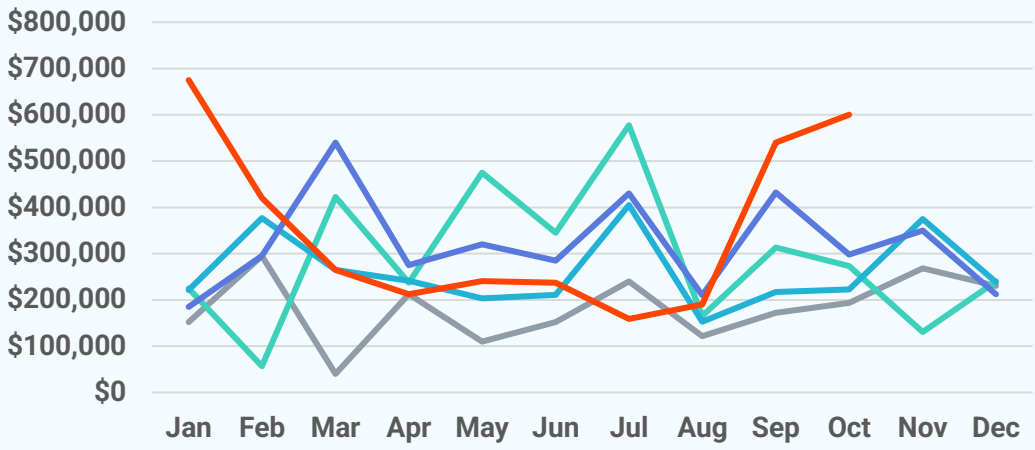
Median Sold Price

2026 2025 2024 2023 2022

$600,000
October 2026

+101.3%
Oct '26 vs. Oct '25
(Oct '25: $298,000)

+11.1%
Oct '26 vs. Sep '26
(Sep '26: $540,000)



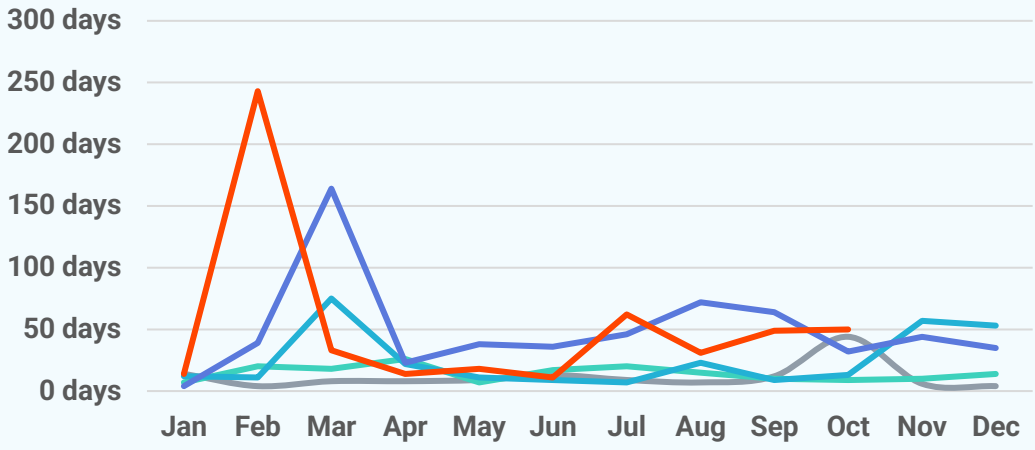
Median Days on Market

2026 2025 2024 2023 2022

50 days
October 2026

+18 days
Oct '26 vs. Oct '25
(Oct '25: 32 days)

+1 day
Oct '26 vs. Sep '26
(Sep '26: 49 days)



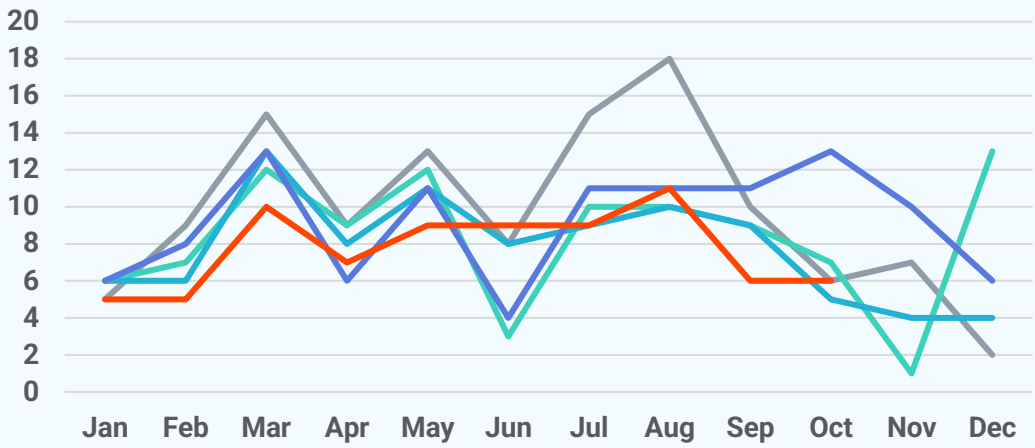
New Purchase Contracts

2026 2025 2024 2023 2022

6
October 2026

-53.8%
Oct '26 vs. Oct '25
(Oct '25: 13)

+0.0%
Oct '26 vs. Sep '26
(Sep '26: 6)



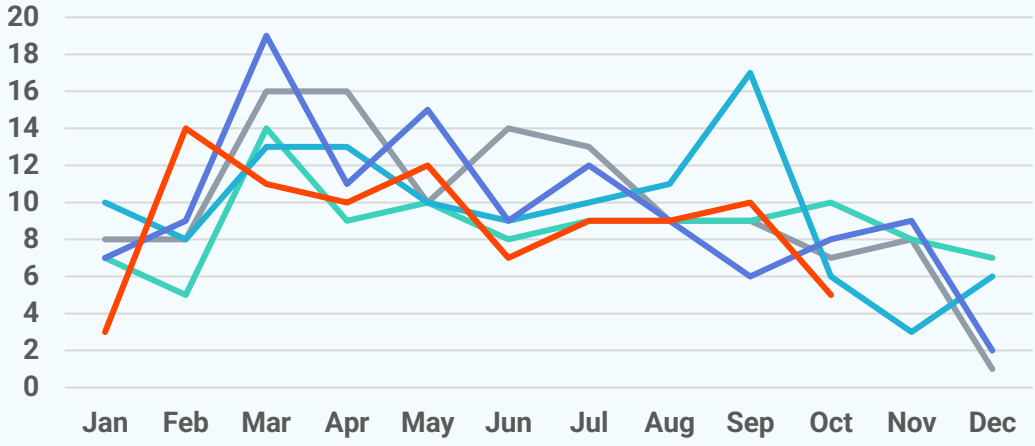
New Listings

2026 2025 2024 2023 2022

5
October 2026

-37.5%
Oct '26 vs. Oct '25
(Oct '25: 8)

-50.0%
Oct '26 vs. Sep '26
(Sep '26: 10)



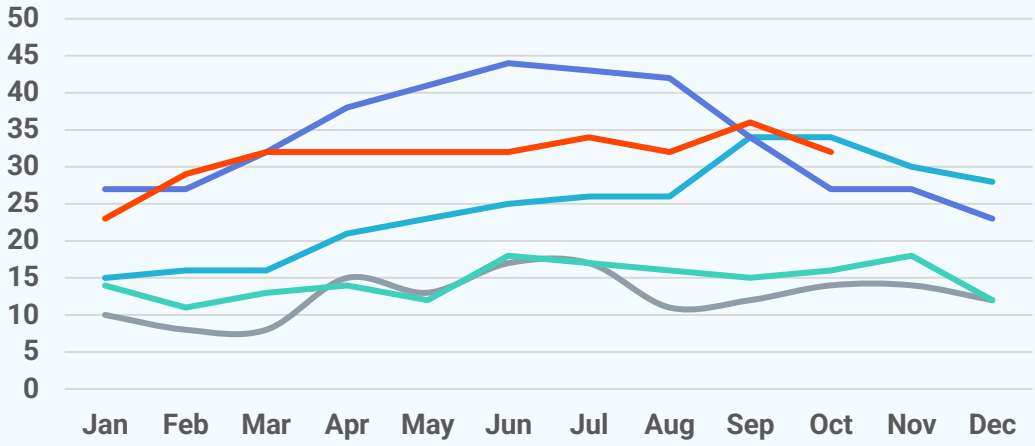
Active Listings

2026 2025 2024 2023 2022

32
October 2026

+18.5%
Oct '26 vs. Oct '25
(Oct '25: 27)

-11.1%
Oct '26 vs. Sep '26
(Sep '26: 36)



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**.

