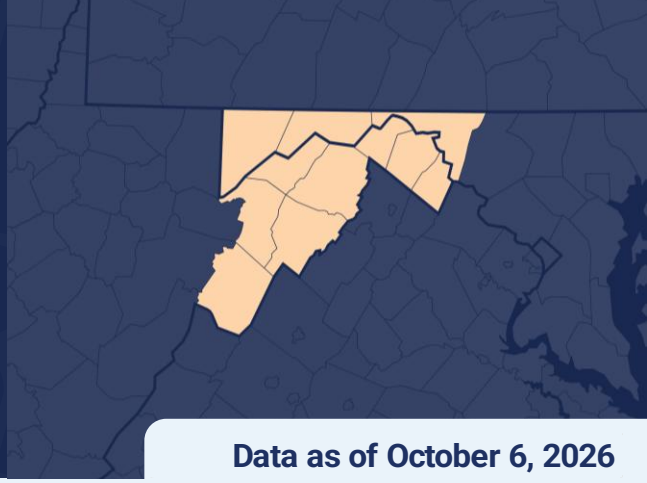
MD/WV Panhandle

September 2026 Housing Market Report

Prepared by Bright Research



Data as of October 6, 2026

Key Market Statistics	Sep 2026	Sep 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	615	642	-4.2%	5,883	5,632	+4.5%
Median Sold Price	$326,250	$325,000	+0.4%	$329,990	$315,000	+4.8%
Median Days on Market	24 days	25 days	-1 day	23 days	20 days	+3 days
New Pending Sales	579	806	-28.2%	6,187	6,035	+2.5%
New Listings	862	846	+1.9%	8,682	8,220	+5.6%
Active Listings	2,216	2,048	+8.2%	2,216	2,048	+8.2%
Months of Supply	3.33	3.20	+0.13 mos.	3.33	3.20	+0.13 mos.
Showings	8,481	9,425	-10.0%	87,046	83,193	+4.6%

Housing Market Trends

New contracts down sharply as higher rates sideline buyers. The Maryland-West Virginia Panhandle housing market had been slowing heading into fall, but data from September indicates a dramatic downturn in buyer interest. There were 615 closed sales last month, a 4.2% decline from a year ago. But new pending sales, which are a predictor of future closed sales, fell by a dramatic 28.2%. Showings were down by 10.0%.

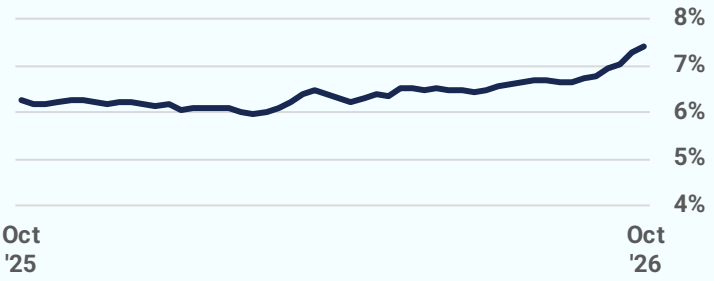
New listings were up by 1.9% in September, and new listings outpaced new pending contracts. With fewer buyers, inventory is climbing and home price growth is slowing. The median sold price in September was $326,250, up by a modest 0.4% compared to a year ago.

There was 3.33 months of supply at the end of September, though there are some local markets where there is more than five months of supply.

Market Outlook

As mortgage rates rise to above 7%, the market is getting more difficult for homebuyers in the Maryland-West Virginia Panhandle region. While year-to-date sales are tracking above last year, expect a notable slowdown this fall. Inventory will continue to climb and price growth will slow, with some isolated year-over-year price declines.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

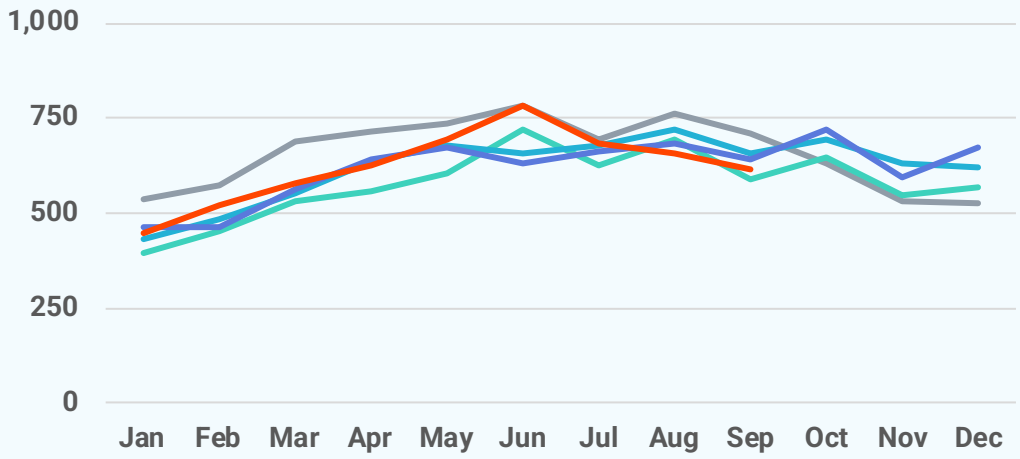
Closed Sales

2026 2025 2024 2023 2022

615
September 2026

-4.2%
Sep '26 vs. Sep '25
(Sep '25: 642)

-6.7%
Sep '26 vs. Aug '26
(Aug '26: 659)



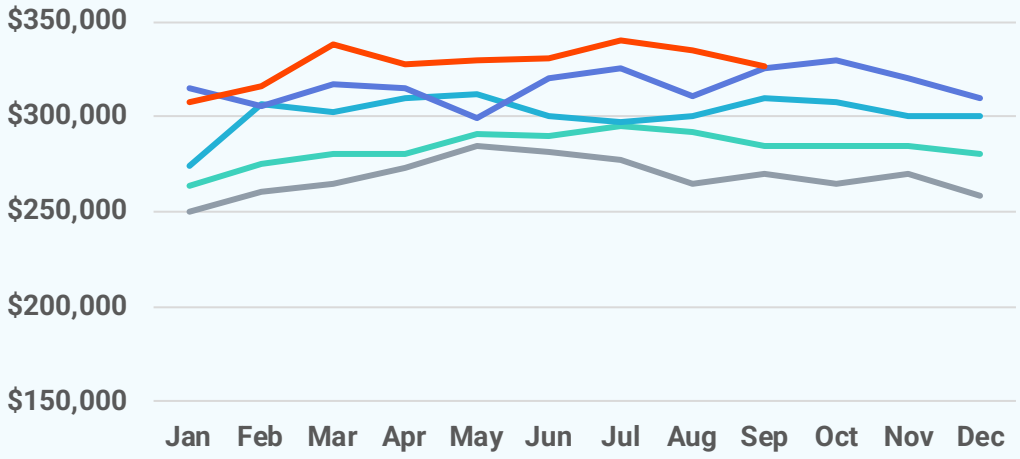
Median Sold Price

2026 2025 2024 2023 2022

$326,250
September 2026

+0.4%
Sep '26 vs. Sep '25
(Sep '25: $325,000)

-2.6%
Sep '26 vs. Aug '26
(Aug '26: $335,000)



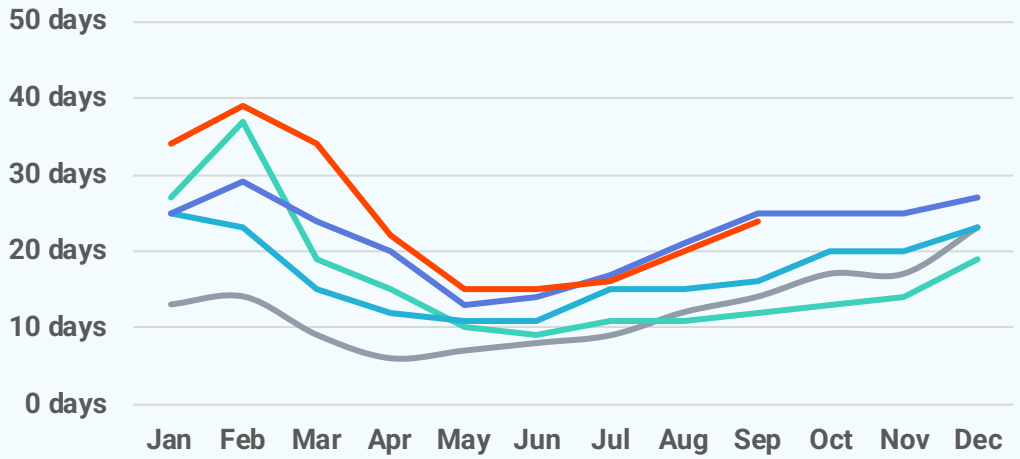
Median Days on Market

2026 2025 2024 2023 2022

24 days
September 2026

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

+4 days
Sep '26 vs. Aug '26
(Aug '26: 20 days)



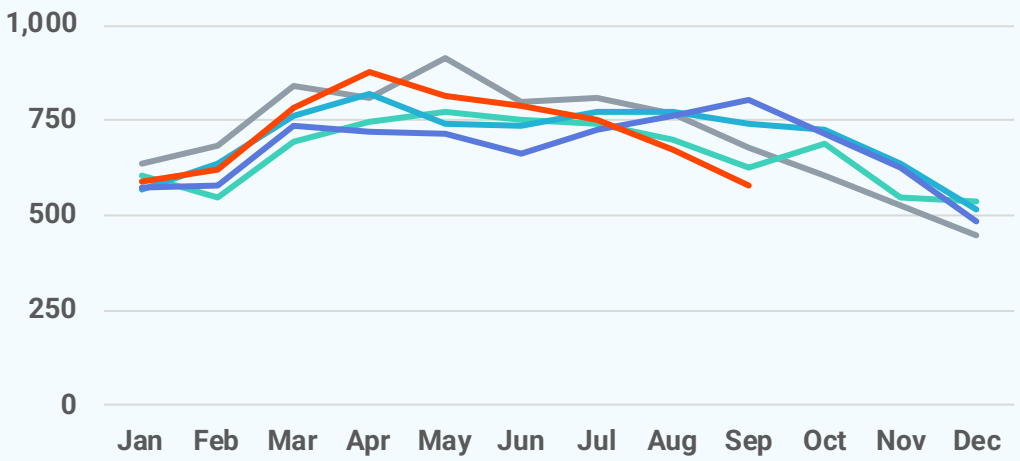
New Pending Sales

2026 2025 2024 2023 2022

579
September 2026

-28.2%
Sep '26 vs. Sep '25
(Sep '25: 806)

-14.1%
Sep '26 vs. Aug '26
(Aug '26: 674)



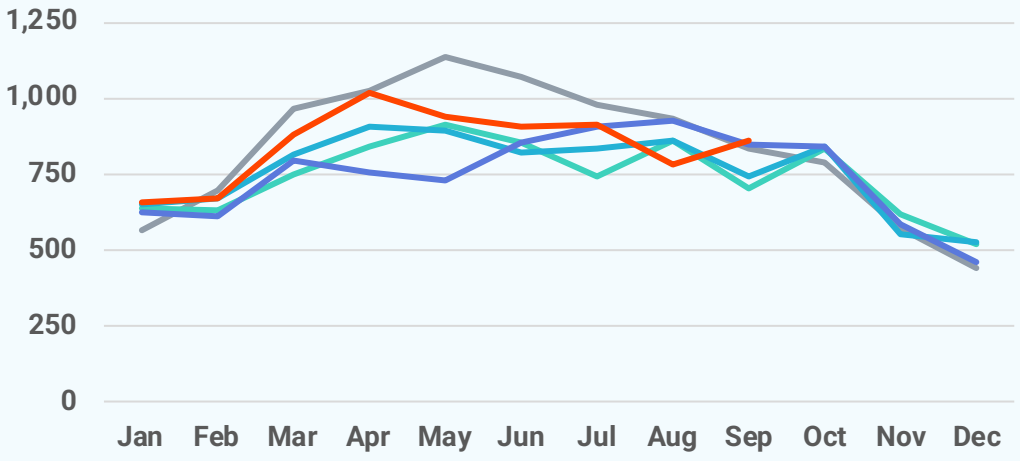
New Listings

2026 2025 2024 2023 2022

862
September 2026

+1.9%
Sep '26 vs. Sep '25
(Sep '25: 846)

+10.1%
Sep '26 vs. Aug '26
(Aug '26: 783)



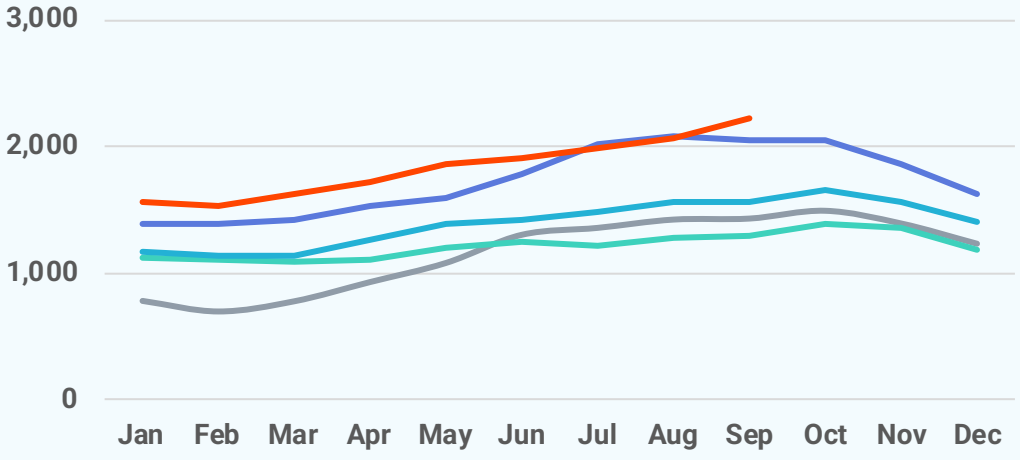
Active Listings

2026 2025 2024 2023 2022

2,216
September 2026

+8.2%
Sep '26 vs. Sep '25
(Sep '25: 2,048)

+7.5%
Sep '26 vs. Aug '26
(Aug '26: 2,062)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
MD/WV Panhandle	615	-4.2%	$326,250	+0.4%	24 days	-1 day
Allegany County, MD	58	+0.0%	$155,000	+3.7%	36 days	-21 days
Berkeley County, WV	173	-18.0%	$332,000	+0.6%	17 days	+3 days
Garrett County, MD	64	+39.1%	$507,500	-9.2%	55 days	+6 days
Grant County, WV	4	-20.0%	$201,250	+29.8%	37 days	-35 days
Hampshire County, WV	26	+30.0%	$282,200	-9.7%	15 days	-24 days
Hardy County, WV	13	+44.4%	$275,000	+26.4%	14 days	-2 days
Jefferson County, WV	100	-15.3%	$391,000	-2.2%	26 days	-8 days
Mineral County, WV	20	+17.6%	$210,000	-26.3%	17 days	+4 days
Morgan County, WV	28	+0.0%	$355,000	+40.6%	21 days	-12 days
Pendleton County, WV	3	-25.0%	$235,000	-10.5%	29 days	-46 days
Washington County, MD	126	+0.0%	$328,500	+5.8%	24 days	-3 days

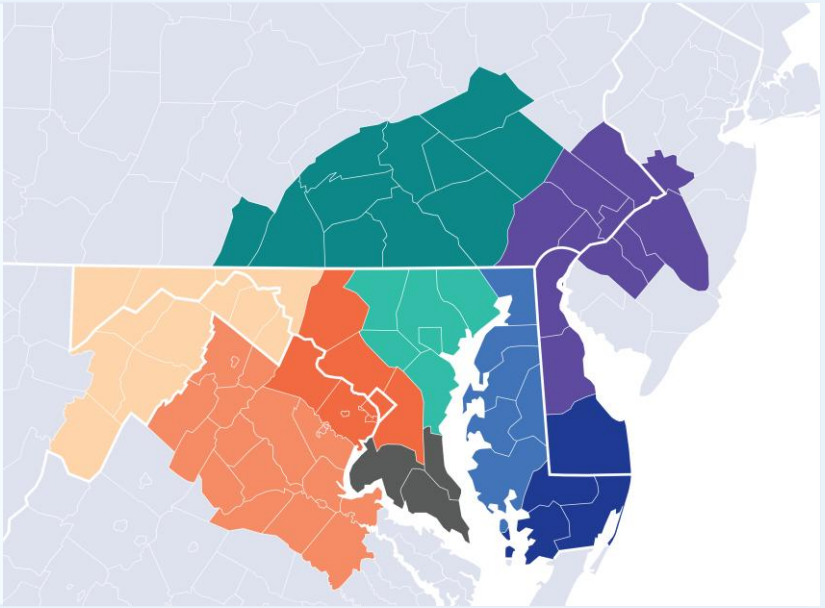
Local Markets	New Pending Sales		New Listings		Showings	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
MD/WV Panhandle	579	-28.2%	862	+1.9%	8,481	-10.0%
Allegany County, MD	60	-10.4%	99	+45.6%	961	+18.1%
Berkeley County, WV	162	-33.3%	249	+4.2%	2,159	-22.6%
Garrett County, MD	41	-39.7%	52	+15.6%	638	-23.7%
Grant County, WV	5	-44.4%	6	+200.0%	27	-35.7%
Hampshire County, WV	22	-31.3%	32	-15.8%	247	-9.5%
Hardy County, WV	13	-18.8%	18	-5.3%	92	-13.2%
Jefferson County, WV	94	-37.7%	141	-17.5%	1,300	-14.3%
Mineral County, WV	15	-37.5%	25	+4.2%	179	+3.5%
Morgan County, WV	29	-25.6%	34	-19.0%	388	-24.1%
Pendleton County, WV	1	-80.0%	8	-33.3%	6	-25.0%
Washington County, MD	137	-9.9%	198	+6.5%	2,484	+5.5%

Local Markets

	Active Listings		Months of Supply	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
MD/WV Panhandle	2,216	+8.2%	3.33	+0.13 months
Allegany County, MD	294	+34.9%	5.55	+1.73 months
Berkeley County, WV	532	+11.1%	2.58	+0.41 months
Garrett County, MD	243	-0.4%	5.52	-1.45 months
Grant County, WV	26	-13.3%	5.20	-2.3 months
Hampshire County, WV	78	-14.3%	3.25	-1.08 months
Hardy County, WV	54	-18.2%	4.50	-2.1 months
Jefferson County, WV	284	-10.7%	2.18	-0.61 months
Mineral County, WV	40	-31.0%	2.22	-1.41 months
Morgan County, WV	86	-11.3%	2.97	-0.76 months
Pendleton County, WV	43	+4.9%	10.75	-2.92 months
Washington County, MD	536	+32.0%	3.94	+0.77 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

September 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of October 6, 2026

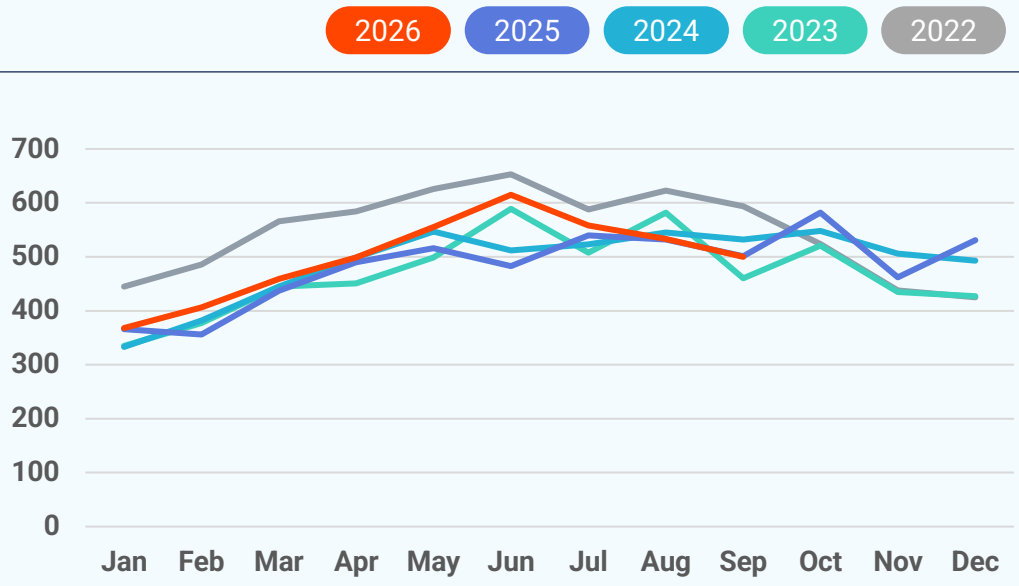
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	500	501	-0.2%
Median Sold Price	$344,450	$355,000	-3.0%
Median Days on Market	23 days	26 days	-3 days
New Pending Sales	472	649	-27.3%
New Listings	709	669	+6.0%
Active Listings	1,849	1,701	+8.7%
Months of Supply	3.52	3.41	+0.11 mos.

Closed Sales

500
September 2026

-0.2%
Sep '26 vs. Sep '25
(Sep '25: 501)

-6.2%
Sep '26 vs. Aug '26
(Aug '26: 533)



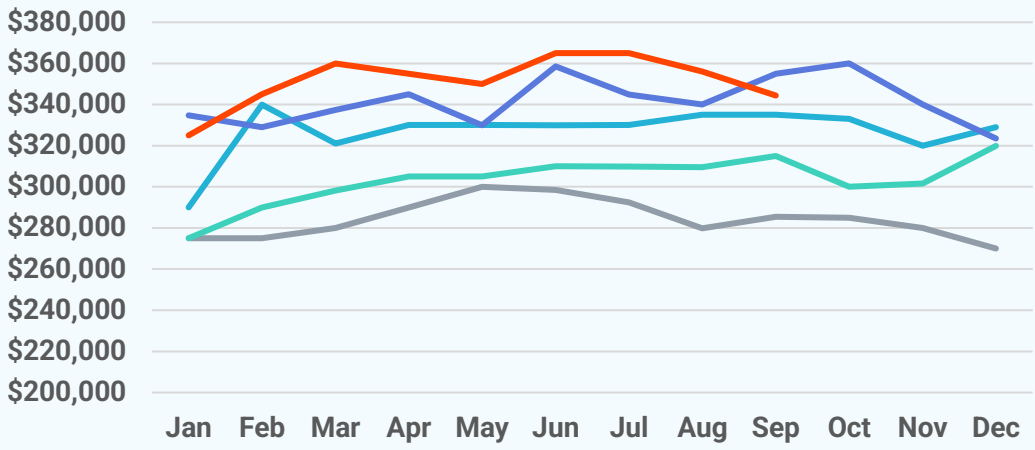
Median Sold Price

2026 2025 2024 2023 2022

$344,450
September 2026

-3.0%
Sep '26 vs. Sep '25
(Sep '25: $355,000)

-3.2%
Sep '26 vs. Aug '26
(Aug '26: $356,000)



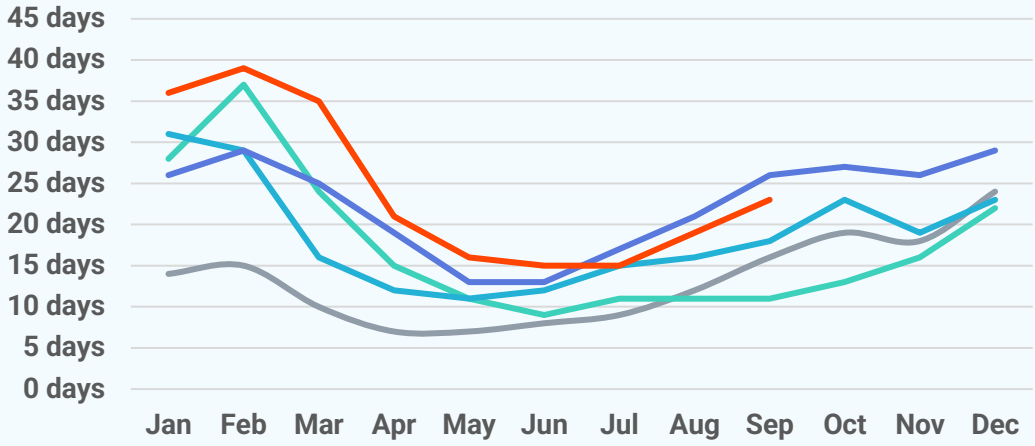
Median Days on Market

2026 2025 2024 2023 2022

23 days
September 2026

-3 days
Sep '26 vs. Sep '25
(Sep '25: 26 days)

+4 days
Sep '26 vs. Aug '26
(Aug '26: 19 days)



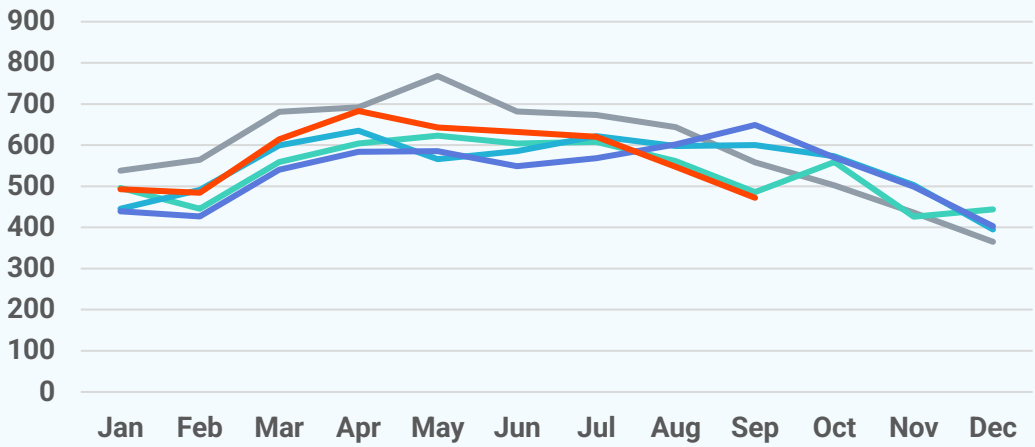
New Pending Sales

2026 2025 2024 2023 2022

472
September 2026

-27.3%
Sep '26 vs. Sep '25
(Sep '25: 649)

-13.7%
Sep '26 vs. Aug '26
(Aug '26: 547)



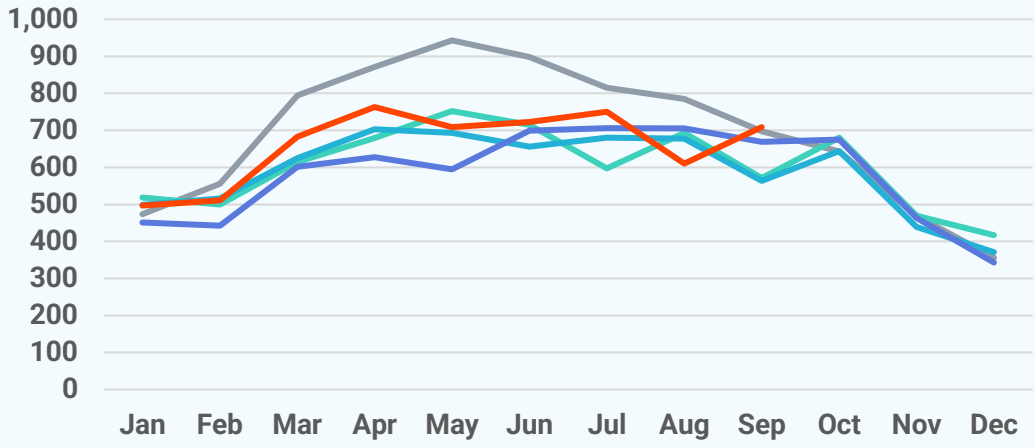
New Listings

2026 2025 2024 2023 2022

709
September 2026

+6.0%
Sep '26 vs. Sep '25
(Sep '25: 669)

+16.2%
Sep '26 vs. Aug '26
(Aug '26: 610)



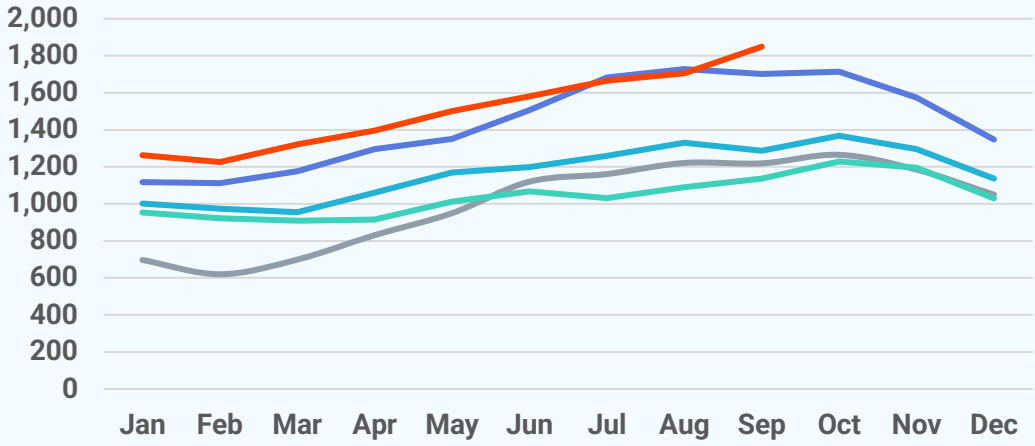
Active Listings

2026 2025 2024 2023 2022

1,849
September 2026

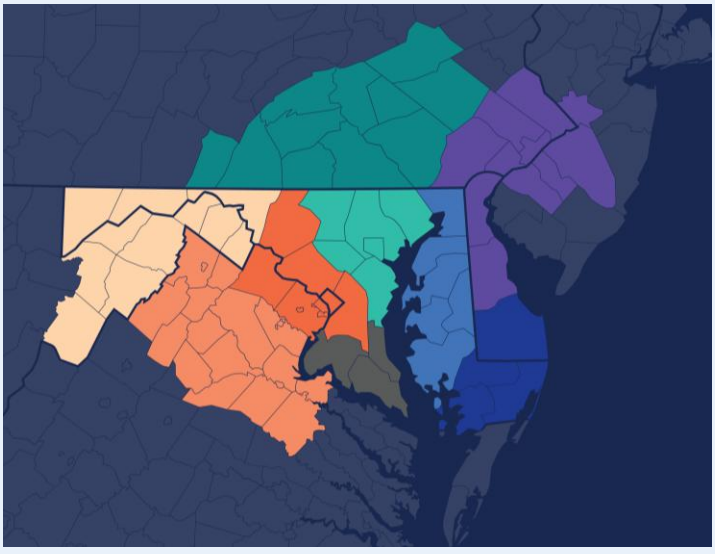
+8.7%
Sep '26 vs. Sep '25
(Sep '25: 1,701)

+8.4%
Sep '26 vs. Aug '26
(Aug '26: 1,706)



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

September 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of October 6, 2026

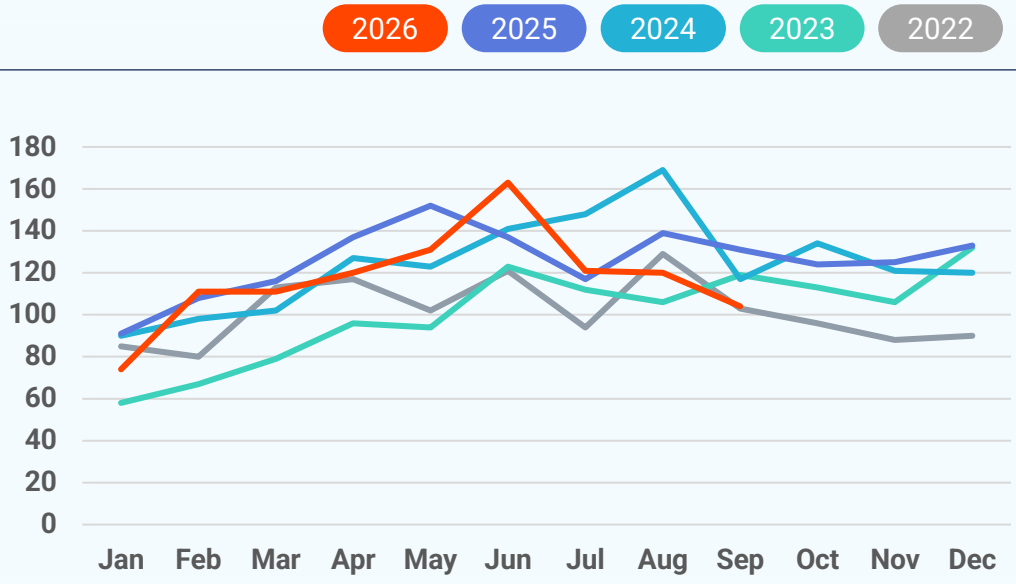
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	104	131	-20.6%
Median Sold Price	$299,900	$275,000	+9.1%
Median Days on Market	29 days	19 days	+10 days
New Pending Sales	102	147	-30.6%
New Listings	145	173	-16.2%
Active Listings	332	313	+6.1%
Months of Supply	2.55	2.34	+0.21 mos.

Closed Sales

104
September 2026

-20.6%
Sep '26 vs. Sep '25
(Sep '25: 131)

-13.3%
Sep '26 vs. Aug '26
(Aug '26: 120)



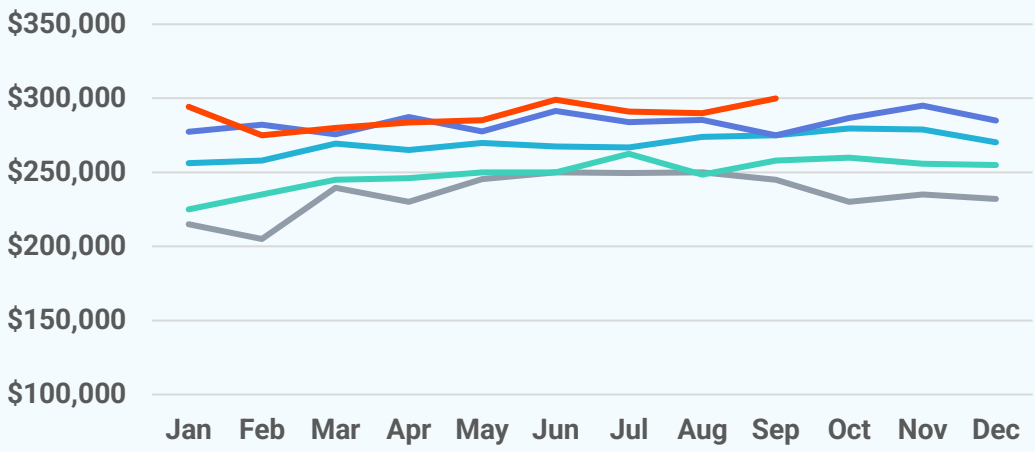
Median Sold Price

2026 2025 2024 2023 2022

$299,900
September 2026

+9.1%
Sep '26 vs. Sep '25
(Sep '25: $275,000)

+3.4%
Sep '26 vs. Aug '26
(Aug '26: $290,000)



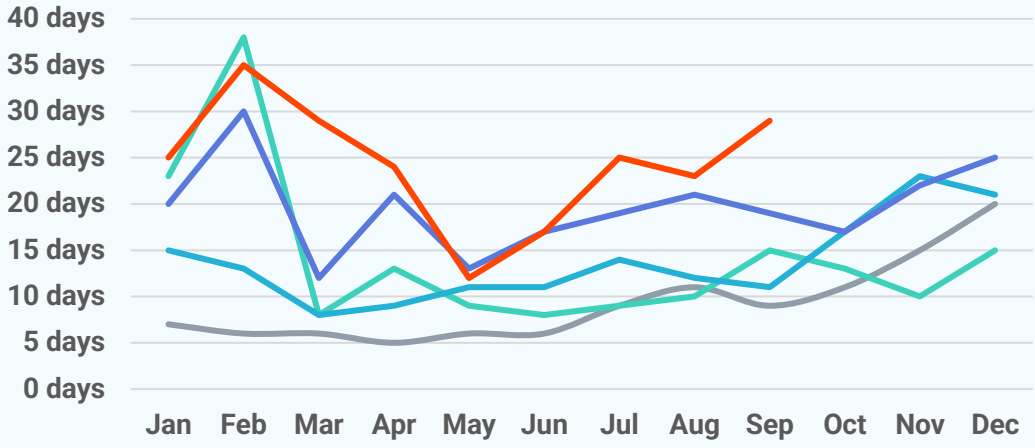
Median Days on Market

2026 2025 2024 2023 2022

29 days
September 2026

+10 days
Sep '26 vs. Sep '25
(Sep '25: 19 days)

+6 days
Sep '26 vs. Aug '26
(Aug '26: 23 days)



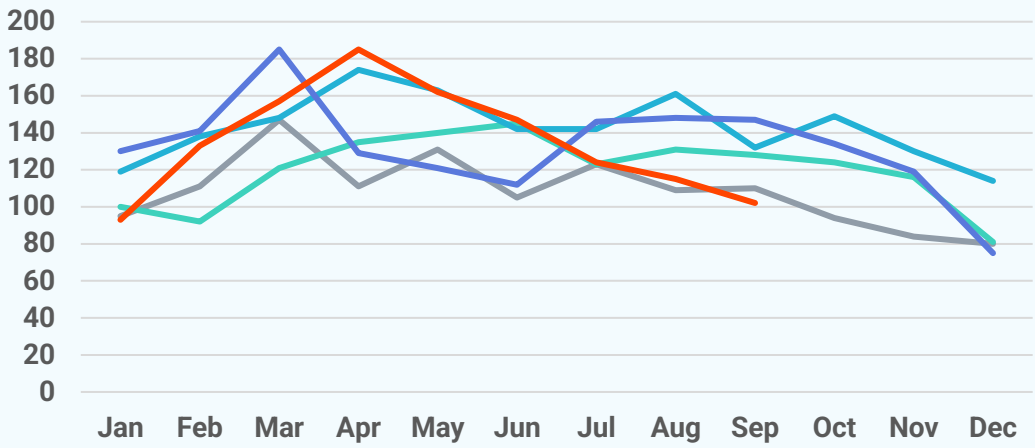
New Pending Sales

2026 2025 2024 2023 2022

102
September 2026

-30.6%
Sep '26 vs. Sep '25
(Sep '25: 147)

-11.3%
Sep '26 vs. Aug '26
(Aug '26: 115)



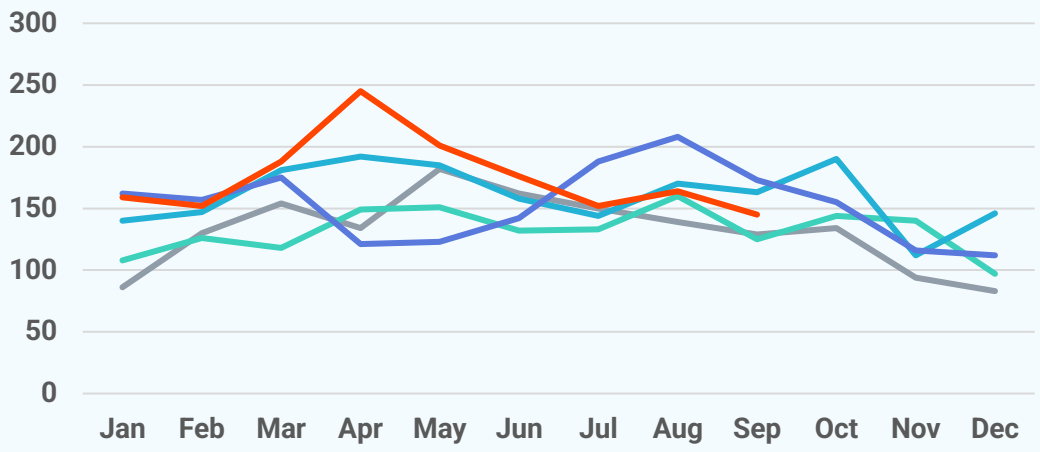
New Listings

2026 2025 2024 2023 2022

145
September 2026

-16.2%
Sep '26 vs. Sep '25
(Sep '25: 173)

-11.6%
Sep '26 vs. Aug '26
(Aug '26: 164)



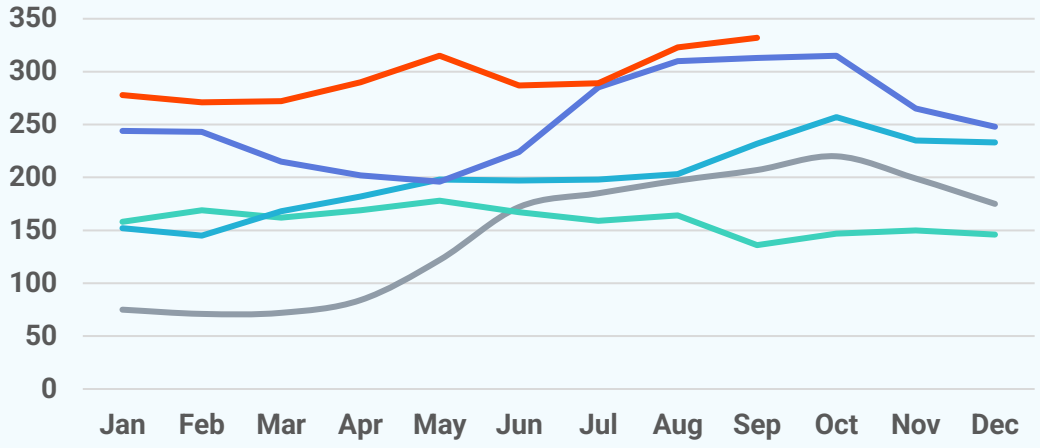
Active Listings

2026 2025 2024 2023 2022

332
September 2026

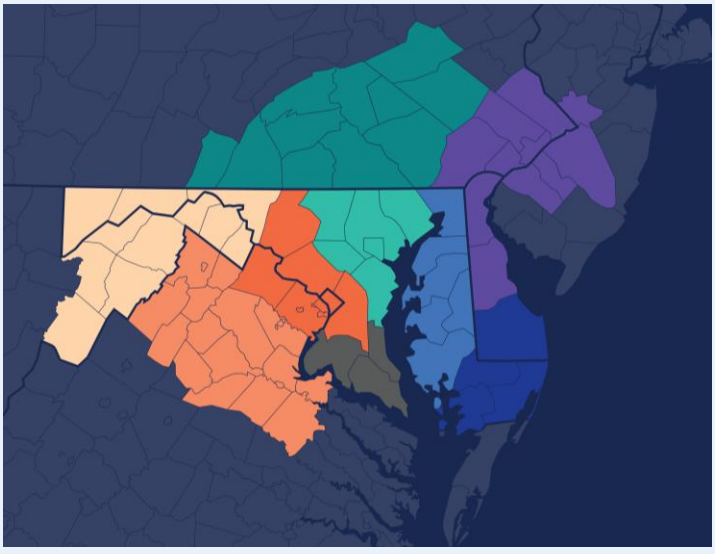
+6.1%
Sep '26 vs. Sep '25
(Sep '25: 313)

+2.8%
Sep '26 vs. Aug '26
(Aug '26: 323)



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

September 2026 Condos Report

Prepared by Bright Research

Data as of October 6, 2026

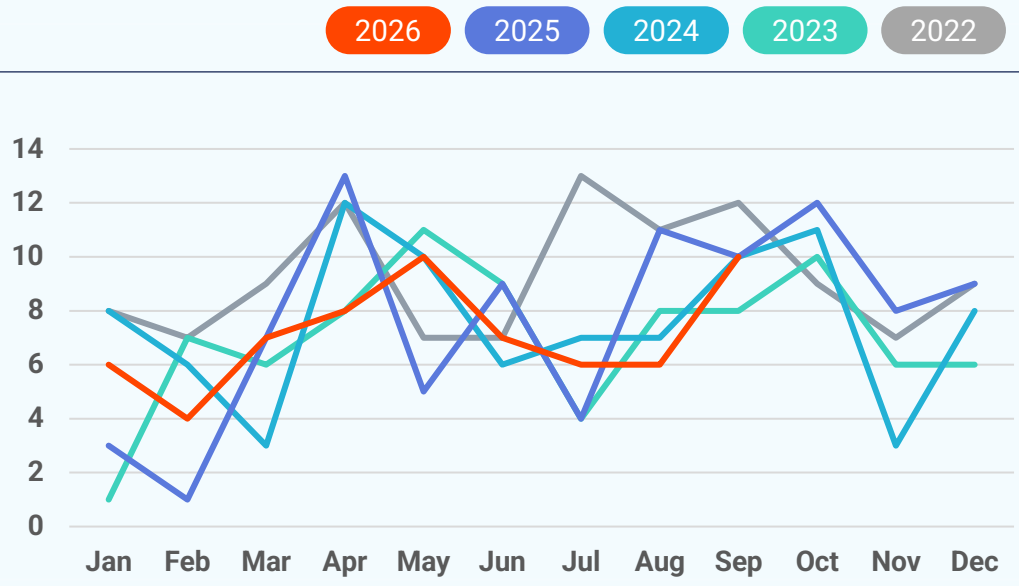
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	10	10	+0.0%
Median Sold Price	$540,000	$432,500	+24.9%
Median Days on Market	48 days	63 days	-15 days
New Pending Sales	4	10	-60.0%
New Listings	7	4	+75.0%
Active Listings	35	34	+2.9%
Months of Supply	5.00	4.86	+0.14 mos.

Closed Sales

10
September 2026

+0.0%
Sep '26 vs. Sep '25
(Sep '25: 10)

+66.7%
Sep '26 vs. Aug '26
(Aug '26: 6)



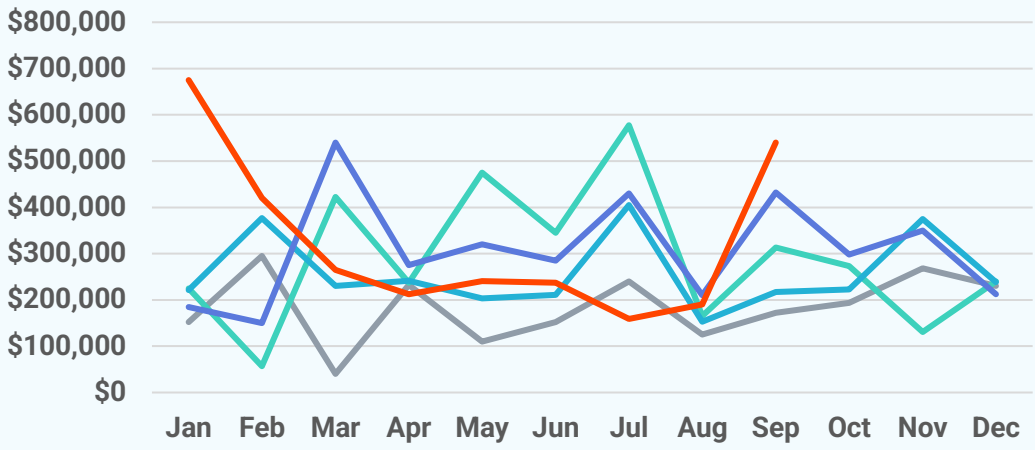
Median Sold Price

2026 2025 2024 2023 2022

$540,000
September 2026

+24.9%
Sep '26 vs. Sep '25
(Sep '25: $432,500)

+183.5%
Sep '26 vs. Aug '26
(Aug '26: $190,450)



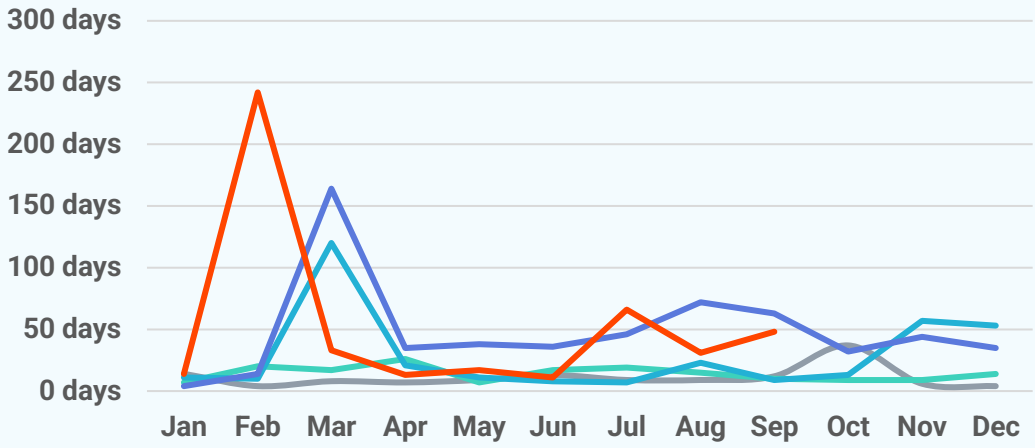
Median Days on Market

2026 2025 2024 2023 2022

48 days
September 2026

-15 days
Sep '26 vs. Sep '25
(Sep '25: 63 days)

+17 days
Sep '26 vs. Aug '26
(Aug '26: 31 days)



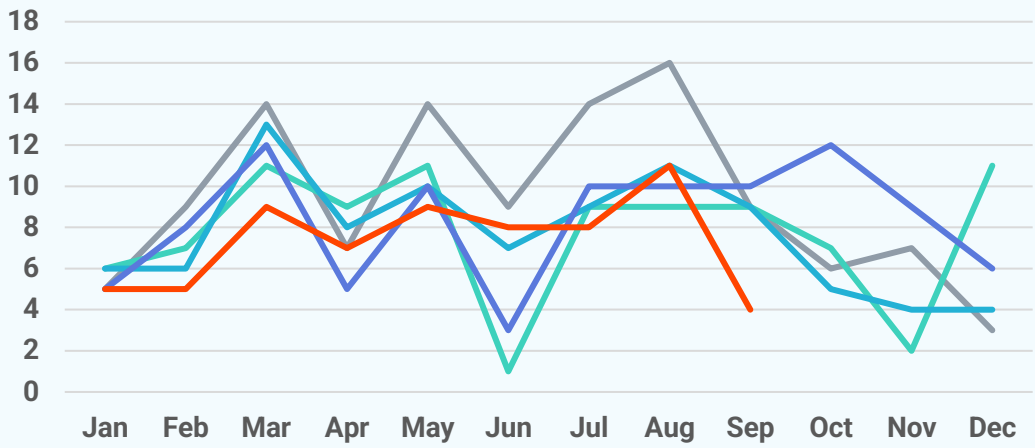
New Pending Sales

2026 2025 2024 2023 2022

4
September 2026

-60.0%
Sep '26 vs. Sep '25
(Sep '25: 10)

-63.6%
Sep '26 vs. Aug '26
(Aug '26: 11)



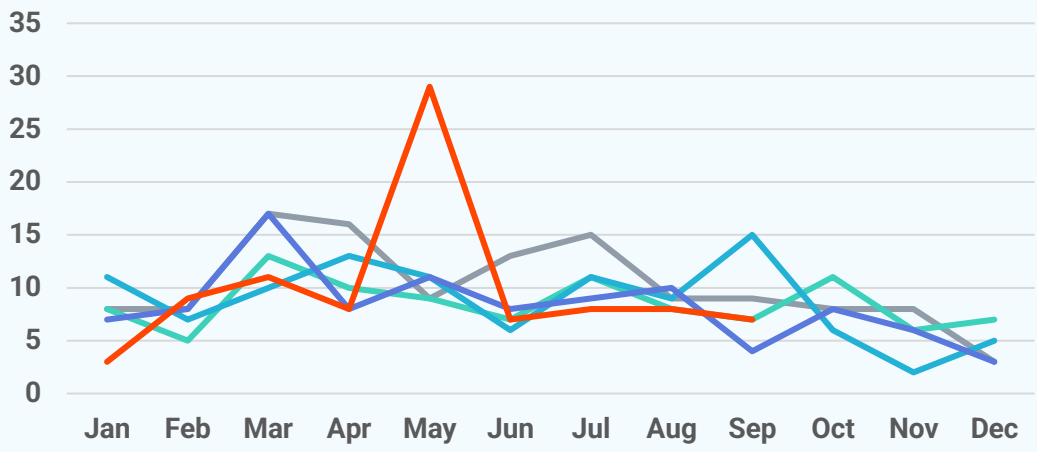
New Listings

2026 2025 2024 2023 2022

7
September 2026

+75.0%
Sep '26 vs. Sep '25
(Sep '25: 4)

-12.5%
Sep '26 vs. Aug '26
(Aug '26: 8)



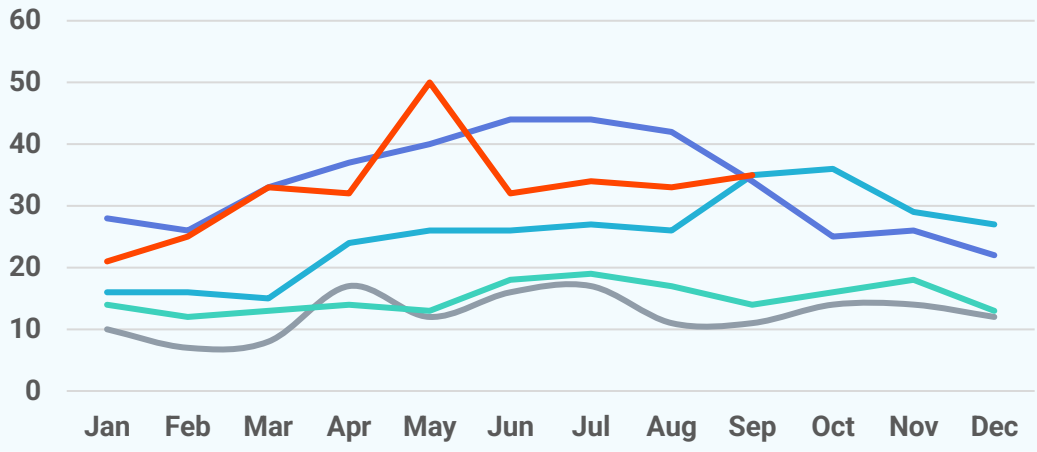
Active Listings

2026 2025 2024 2023 2022

35
September 2026

+2.9%
Sep '26 vs. Sep '25
(Sep '25: 34)

+6.1%
Sep '26 vs. Aug '26
(Aug '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**.

