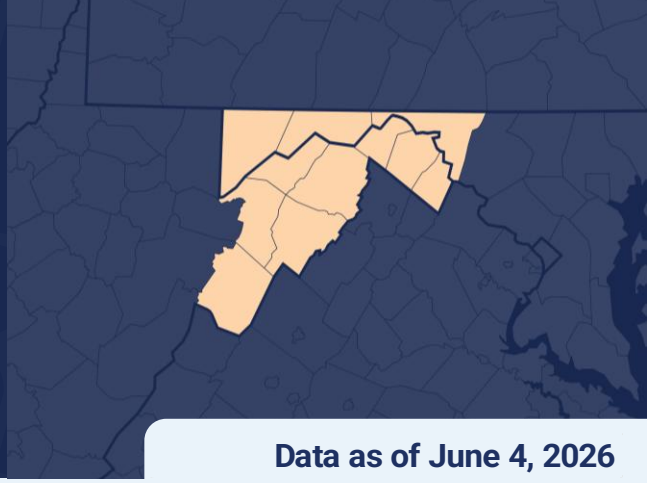
MD/WV Panhandle

May 2026 Housing Market Report

Prepared by Bright Research



Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	696	673	+3.4%	2,974	2,891	+2.9%
Median Sold Price	$330,000	$299,150	+10.3%	$325,000	$311,000	+4.5%
Median Days on Market	15 days	13 days	+2 days	27 days	21 days	+6 days
New Pending Sales	815	716	+13.8%	3,556	3,180	+11.8%
New Listings	939	729	+28.8%	4,658	3,943	+18.1%
Active Listings	1,867	1,587	+17.6%	1,867	1,587	+17.6%
Months of Supply	2.87	2.45	+0.42 mos.	2.87	2.45	+0.42 mos.
Showings	10,999	9,790	+12.3%	48,794	42,998	+13.5%

Housing Market Trends

Spring seller activity continues to show strength in the Maryland-West Virginia Panhandle. There were 939 new listings in May 2026, up a whopping 28.8% compared to May 2025. New listings were higher in all counties in the region, with many posting double-digit growth.

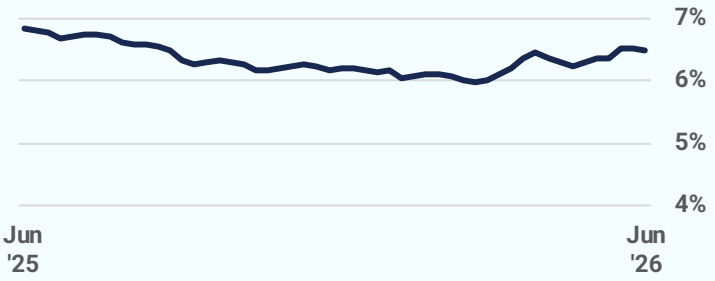
While seller activity was solid across the region, buyer activity was more varied. Overall, new pending sales rose 13.8% in May and closed sales were 3.4% higher. However, of the largest three counties in the area, there were increases in Jefferson County, WV and Washington County, MD, while Berkeley County, WV saw a decline.

Prices have continued to rise in the Maryland-West Virginia Panhandle. The median sold price in May 2026 was $330,000, 10.3% above May 2025. Days on market has loosened a little with a median of 15 days in May 2026 compared to 13 days last year.

Market Outlook

Year-to-date closed sales, new pending sales, and new listings are higher than at the same point in 2025. Showing activity also points to buyer interest in the Maryland-West Virginia Panhandle. While the spring market has fared well, stubborn mortgage rates and renewed inflation concerns could impact prospective buyers and activity in the latter half of the year.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

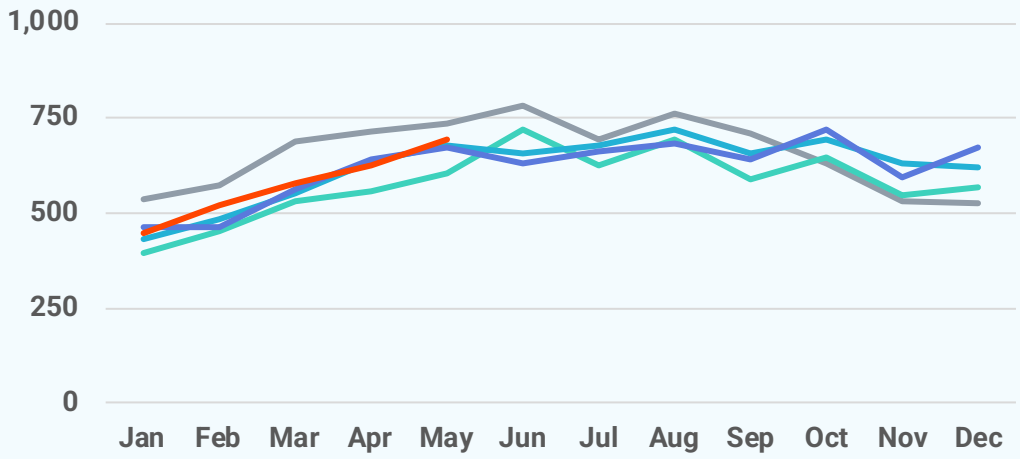
Closed Sales

2026 2025 2024 2023 2022

696
May 2026

+3.4%
May '26 vs. May '25
(May '25: 673)

+11.0%
May '26 vs. Apr '26
(Apr '26: 627)



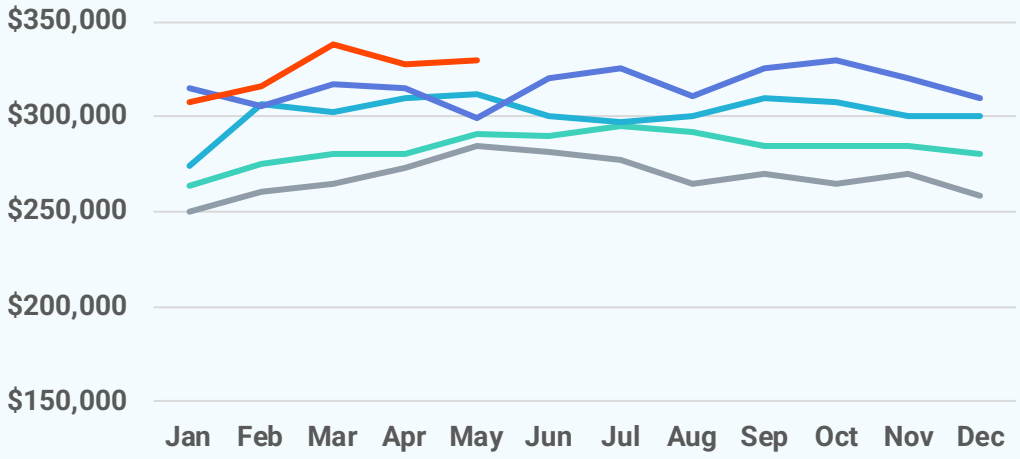
Median Sold Price

2026 2025 2024 2023 2022

$330,000
May 2026

+10.3%
May '26 vs. May '25
(May '25: $299,150)

+0.6%
May '26 vs. Apr '26
(Apr '26: $328,000)



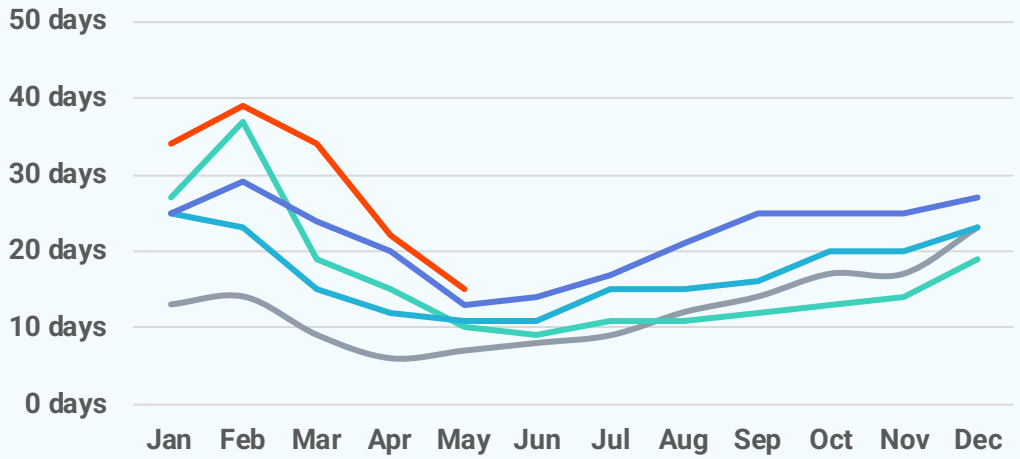
Median Days on Market

2026 2025 2024 2023 2022

15 days
May 2026

+2 days
May '26 vs. May '25
(May '25: 13 days)

-7 days
May '26 vs. Apr '26
(Apr '26: 22 days)

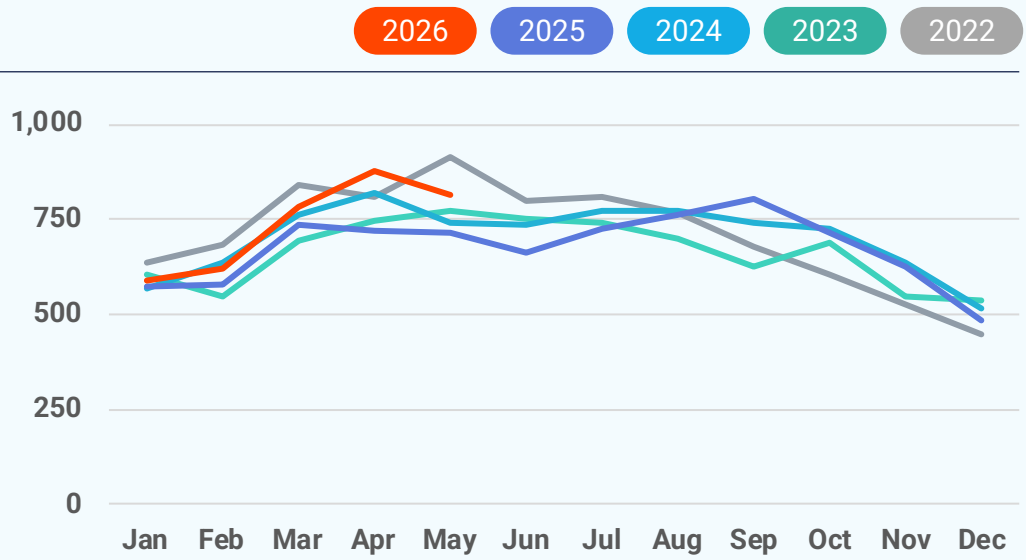


New Pending Sales

815
May 2026

+13.8%
May '26 vs. May '25
(May '25: 716)

-6.9%
May '26 vs. Apr '26
(Apr '26: 875)

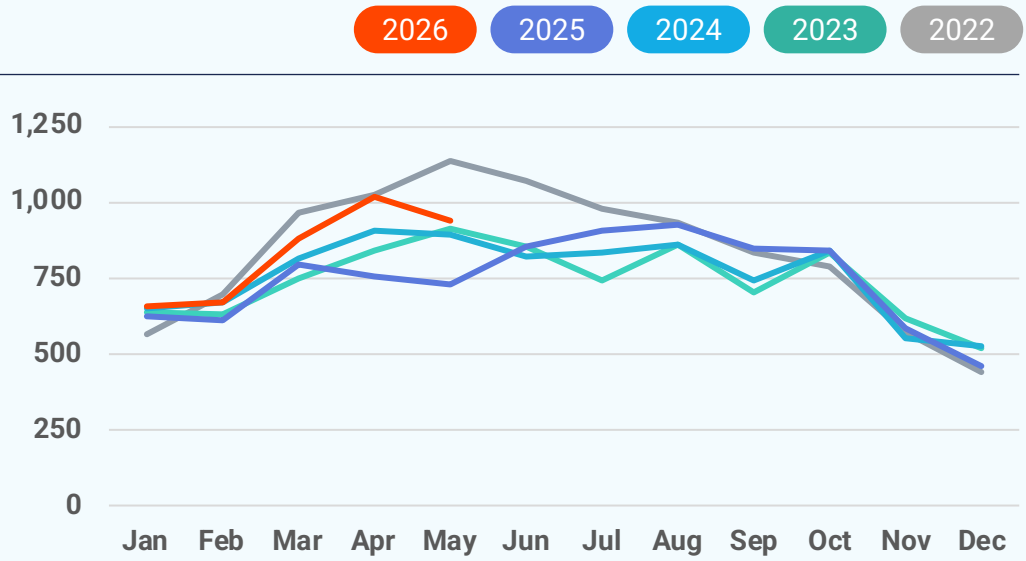


New Listings

939
May 2026

+28.8%
May '26 vs. May '25
(May '25: 729)

-7.6%
May '26 vs. Apr '26
(Apr '26: 1,016)

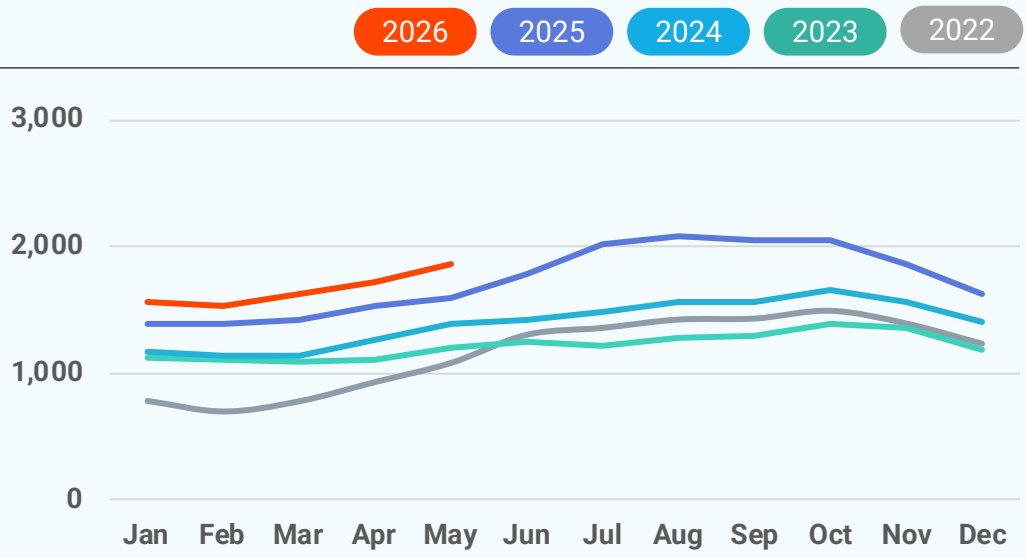


Active Listings

1,867
May 2026

+17.6%
May '26 vs. May '25
(May '25: 1,587)

+8.7%
May '26 vs. Apr '26
(Apr '26: 1,718)



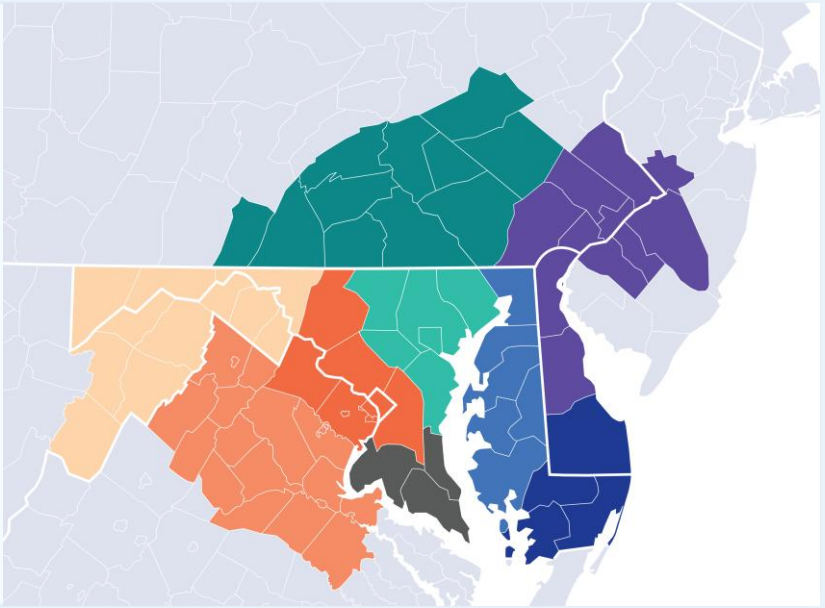
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
MD/WV Panhandle	696	+3.4%	$330,000	+10.3%	15 days	+2 days
Allegany County, MD	62	-10.1%	$160,000	+6.0%	32 days	+9 days
Berkeley County, WV	202	-18.9%	$328,298	+9.8%	11 days	+0 days
Garrett County, MD	39	+11.4%	$469,900	+10.6%	40 days	+18 days
Grant County, WV	2	+0.0%	$57,750	-70.1%	122 days	+28 days
Hampshire County, WV	34	+47.8%	$302,000	+25.8%	10 days	+1 day
Hardy County, WV	10	-16.7%	$329,000	+56.7%	16 days	+1 day
Jefferson County, WV	153	+48.5%	$426,250	+12.2%	15 days	+3 days
Mineral County, WV	13	-35.0%	$240,313	+26.5%	7 days	-5 days
Morgan County, WV	28	+3.7%	$297,500	+6.3%	9 days	-7 days
Pendleton County, WV	4	+33.3%	$222,500	+20.9%	36 days	+29 days
Washington County, MD	149	+14.6%	$326,000	+1.1%	17 days	+4 days

Local Markets	New Pending Sales		New Listings		Showings	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
MD/WV Panhandle	815	+13.8%	939	+28.8%	10,999	+12.3%
Allegany County, MD	75	-10.7%	78	+1.3%	908	-7.3%
Berkeley County, WV	215	-4.9%	254	+7.2%	3,138	+0.2%
Garrett County, MD	58	+65.7%	92	+21.1%	642	+27.1%
Grant County, WV	1	-80.0%	8	+33.3%	25	-3.8%
Hampshire County, WV	24	+84.6%	33	+22.2%	319	+25.1%
Hardy County, WV	15	+15.4%	17	+70.0%	118	+32.6%
Jefferson County, WV	168	+34.4%	211	+101.0%	2,087	+24.9%
Mineral County, WV	25	+31.6%	30	+25.0%	297	+76.8%
Morgan County, WV	45	-2.2%	32	+28.0%	672	-1.5%
Pendleton County, WV	7	+75.0%	10	+11.1%	4	-55.6%
Washington County, MD	182	+24.7%	174	+30.8%	2,789	+22.6%

Local Markets	Active Listings		Months of Supply	
	May '26	vs. May '25	May '26	vs. May '25
MD/WV Panhandle	1,867	+17.6%	2.87	+0.42 months
Allegany County, MD	209	+16.8%	3.87	+0.78 months
Berkeley County, WV	411	+21.2%	1.93	+0.44 months
Garrett County, MD	260	-1.5%	6.67	-0.47 months
Grant County, WV	23	+4.5%	5.75	+0.25 months
Hampshire County, WV	72	+5.9%	3.13	-0.27 months
Hardy County, WV	38	-11.6%	3.45	-0.85 months
Jefferson County, WV	317	+31.5%	2.58	+0.37 months
Mineral County, WV	31	-39.2%	1.82	-1.37 months
Morgan County, WV	79	+6.8%	2.63	-0.45 months
Pendleton County, WV	34	+41.7%	11.33	+5.33 months
Washington County, MD	393	+39.4%	3.05	+0.96 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

May 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of June 4, 2026

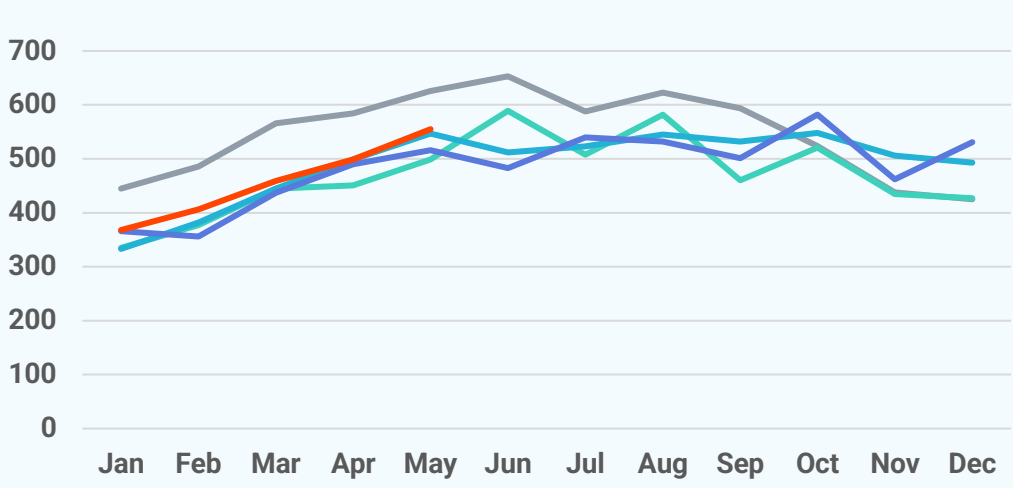
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	555	516	+7.6%
Median Sold Price	$350,000	$329,945	+6.1%
Median Days on Market	16 days	13 days	+3 days
New Pending Sales	643	585	+9.9%
New Listings	709	595	+19.2%
Active Listings	1,502	1,351	+11.2%
Months of Supply	2.95	2.69	+0.26 mos.

Closed Sales

555
May 2026

+7.6%
May '26 vs. May '25
(May '25: 516)

+11.2%
May '26 vs. Apr '26
(Apr '26: 499)



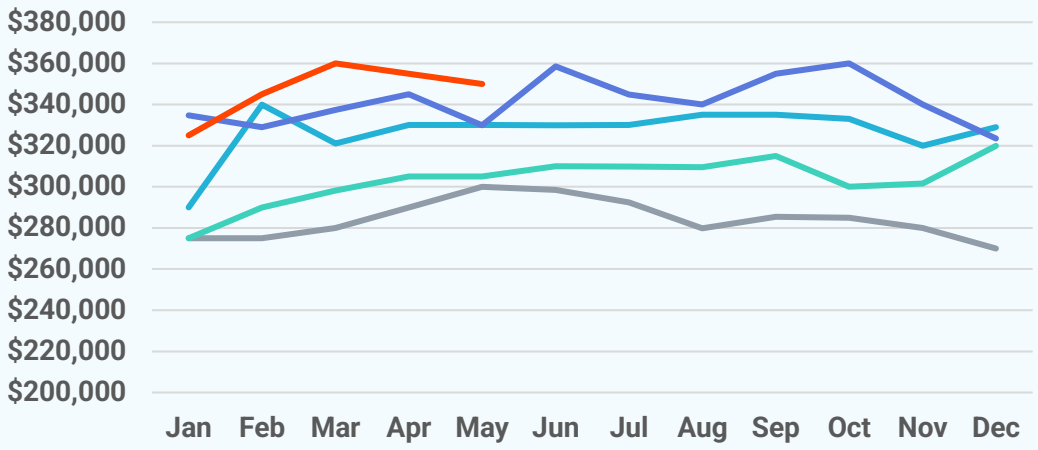
Median Sold Price

2026 2025 2024 2023 2022

$350,000
May 2026

+6.1%
May '26 vs. May '25
(May '25: $329,945)

-1.4%
May '26 vs. Apr '26
(Apr '26: $355,000)



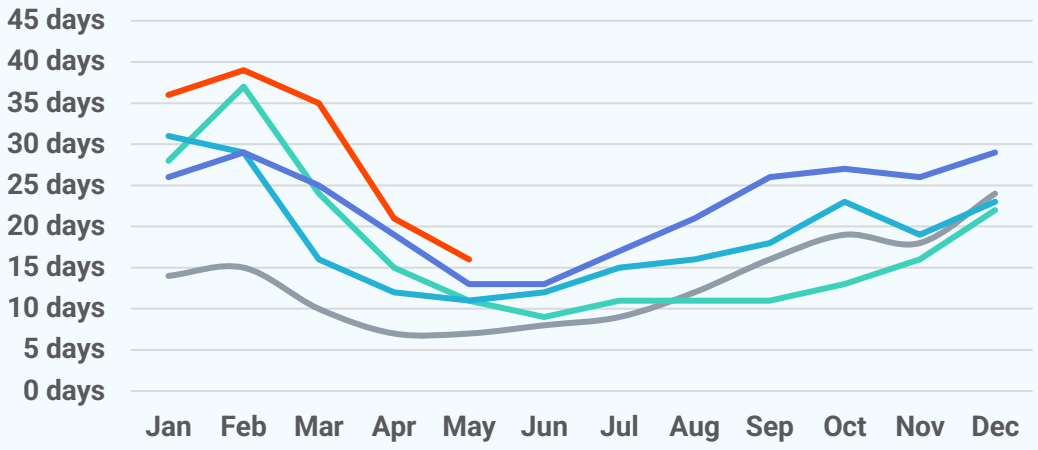
Median Days on Market

2026 2025 2024 2023 2022

16 days
May 2026

+3 days
May '26 vs. May '25
(May '25: 13 days)

-5 days
May '26 vs. Apr '26
(Apr '26: 21 days)



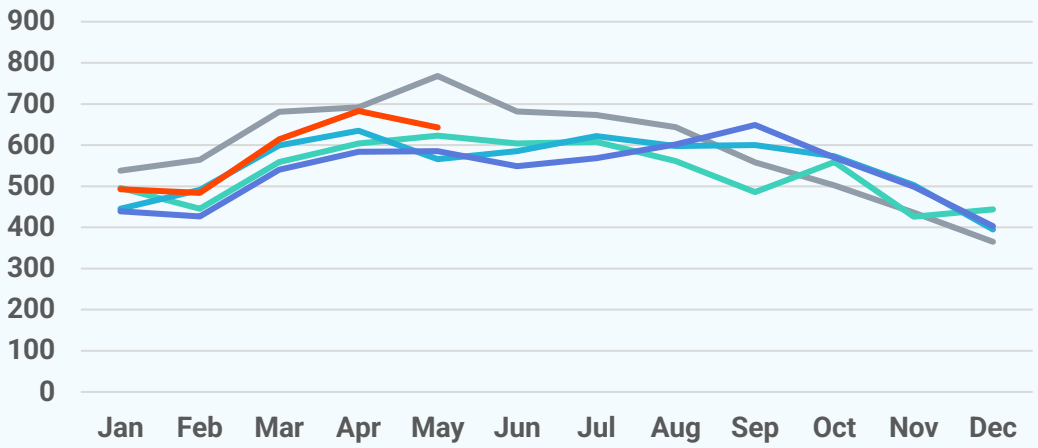
New Pending Sales

2026 2025 2024 2023 2022

643
May 2026

+9.9%
May '26 vs. May '25
(May '25: 585)

-5.9%
May '26 vs. Apr '26
(Apr '26: 683)



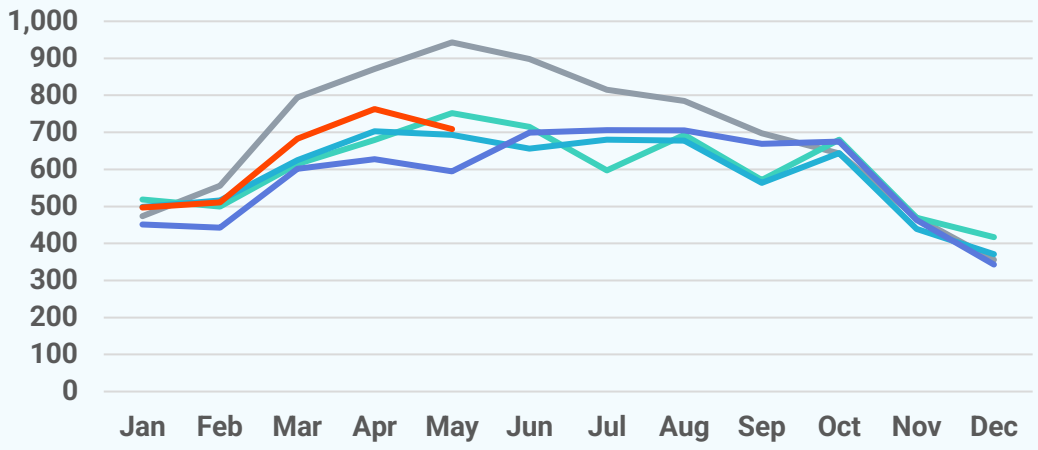
New Listings

2026 2025 2024 2023 2022

709
May 2026

+19.2%
May '26 vs. May '25
(May '25: 595)

-7.1%
May '26 vs. Apr '26
(Apr '26: 763)



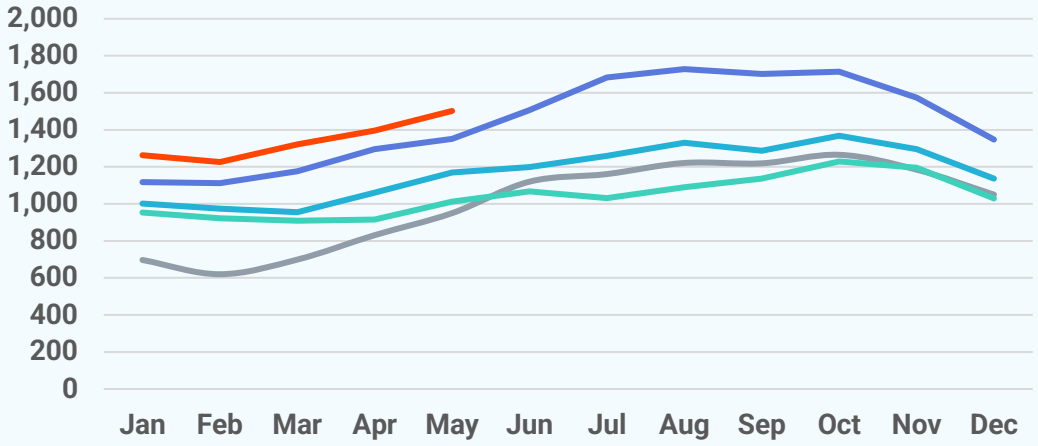
Active Listings

2026 2025 2024 2023 2022

1,502
May 2026

+11.2%
May '26 vs. May '25
(May '25: 1,351)

+7.6%
May '26 vs. Apr '26
(Apr '26: 1,396)



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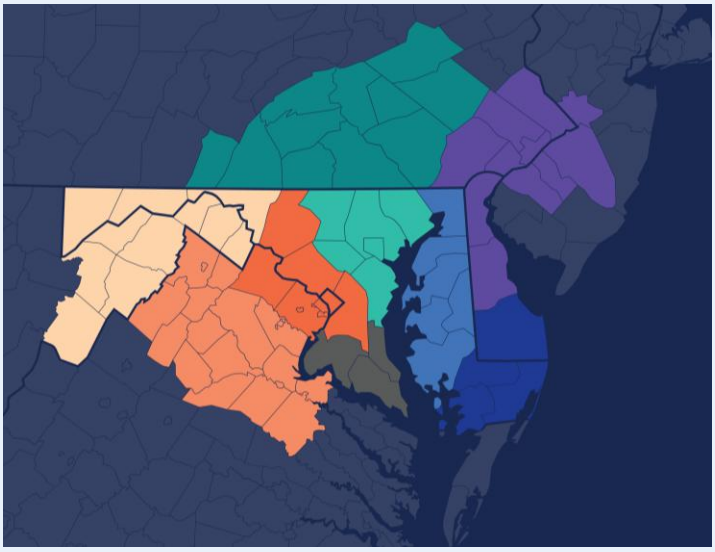


Maryland-West Virginia Panhandle

May 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of June 4, 2026

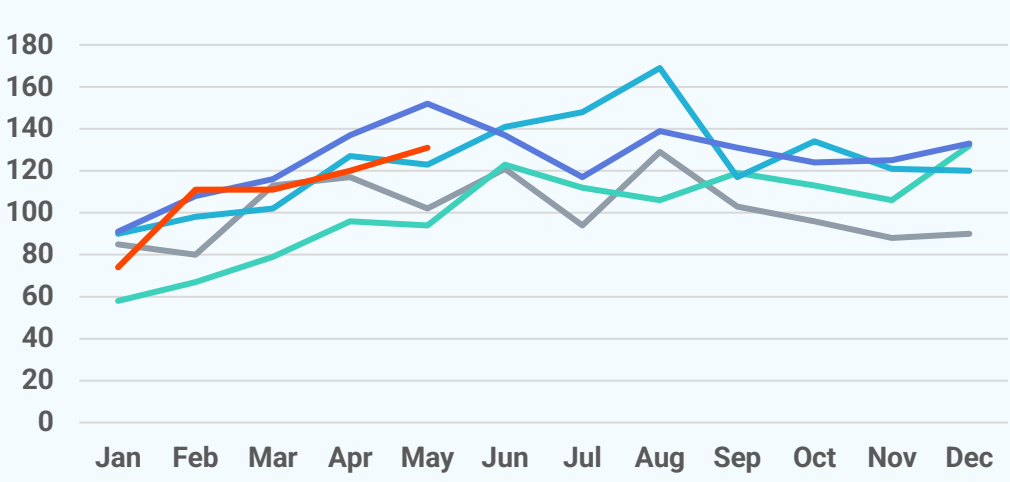
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	131	152	-13.8%
Median Sold Price	$285,160	$277,644	+2.7%
Median Days on Market	12 days	13 days	-1 day
New Pending Sales	162	121	+33.9%
New Listings	201	123	+63.4%
Active Listings	315	196	+60.7%
Months of Supply	2.39	1.42	+0.97 mos.

Closed Sales

131
May 2026

-13.8%
May '26 vs. May '25
(May '25: 152)

+9.2%
May '26 vs. Apr '26
(Apr '26: 120)



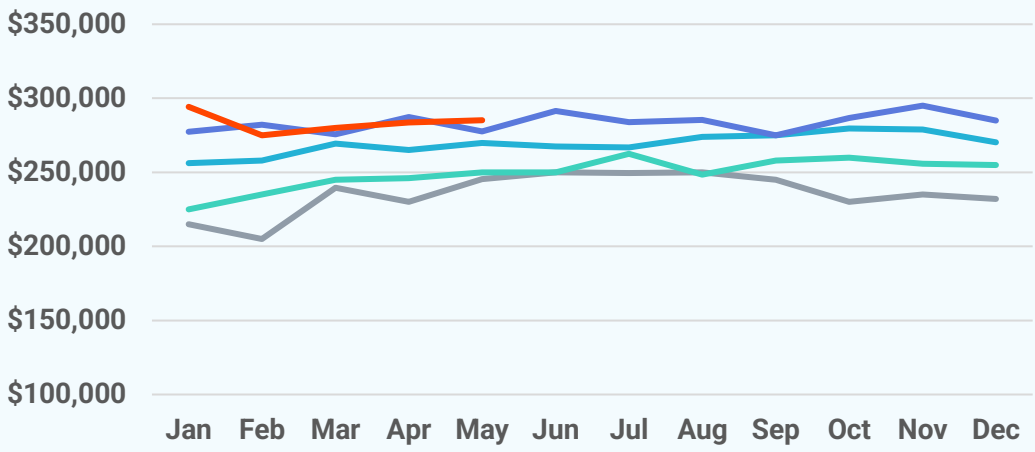
Median Sold Price

2026 2025 2024 2023 2022

$285,160
May 2026

+2.7%
May '26 vs. May '25
(May '25: $277,644)

+0.5%
May '26 vs. Apr '26
(Apr '26: $283,750)



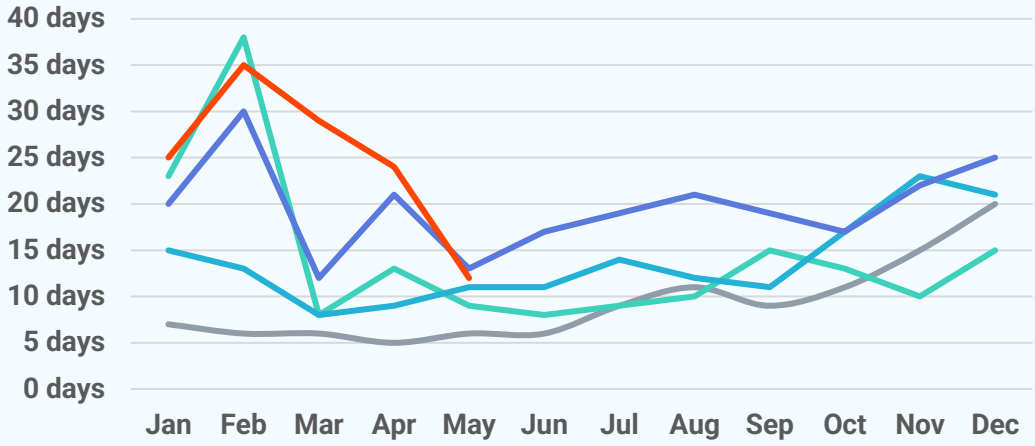
Median Days on Market

2026 2025 2024 2023 2022

12 days
May 2026

-1 day
May '26 vs. May '25
(May '25: 13 days)

-12 days
May '26 vs. Apr '26
(Apr '26: 24 days)



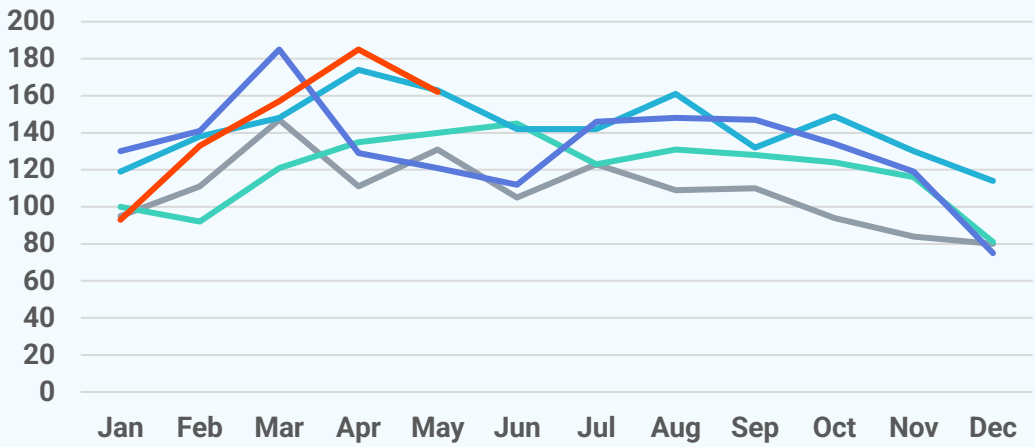
New Pending Sales

2026 2025 2024 2023 2022

162
May 2026

+33.9%
May '26 vs. May '25
(May '25: 121)

-12.4%
May '26 vs. Apr '26
(Apr '26: 185)



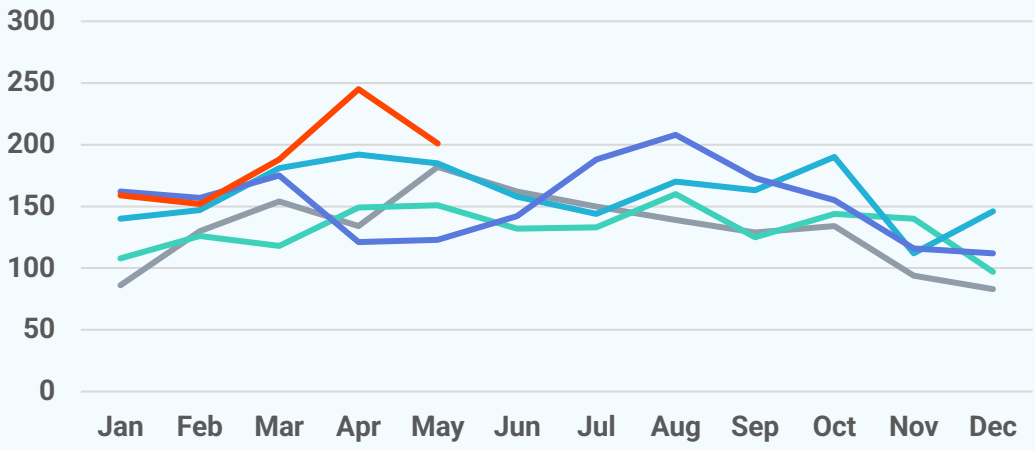
New Listings

2026 2025 2024 2023 2022

201
May 2026

+63.4%
May '26 vs. May '25
(May '25: 123)

-18.0%
May '26 vs. Apr '26
(Apr '26: 245)



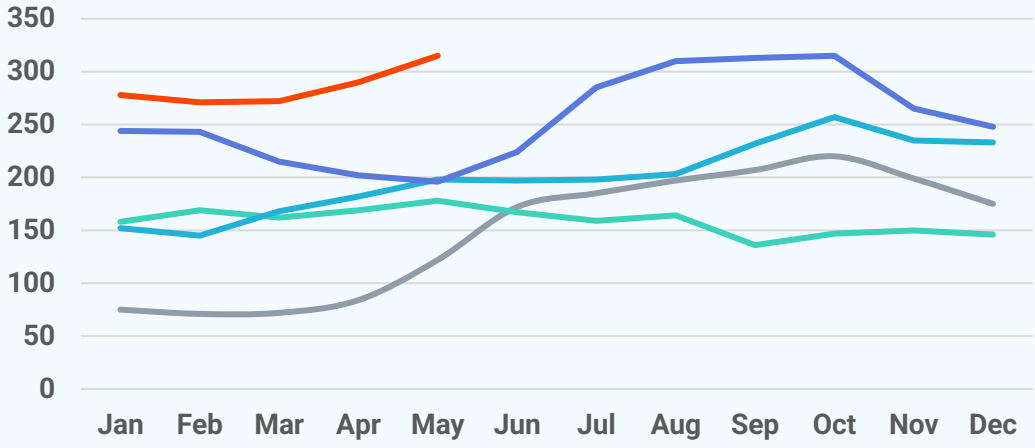
Active Listings

2026 2025 2024 2023 2022

315
May 2026

+60.7%
May '26 vs. May '25
(May '25: 196)

+8.6%
May '26 vs. Apr '26
(Apr '26: 290)



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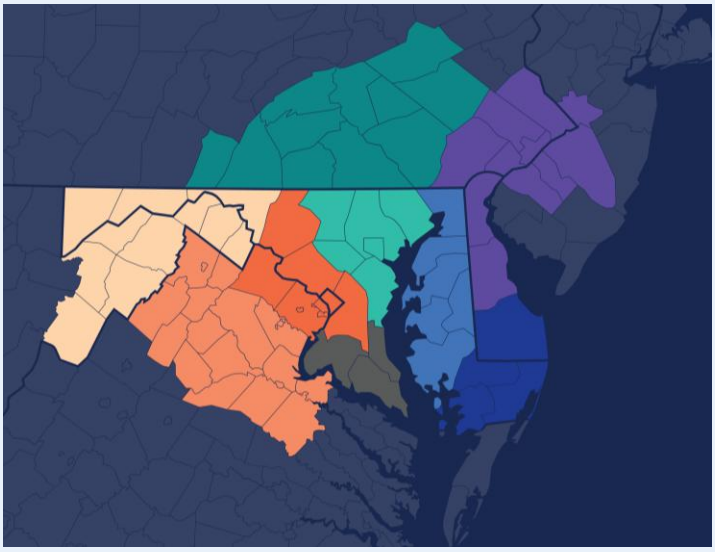


Maryland-West Virginia Panhandle

May 2026 Condos Report

Prepared by Bright Research

Data as of June 4, 2026

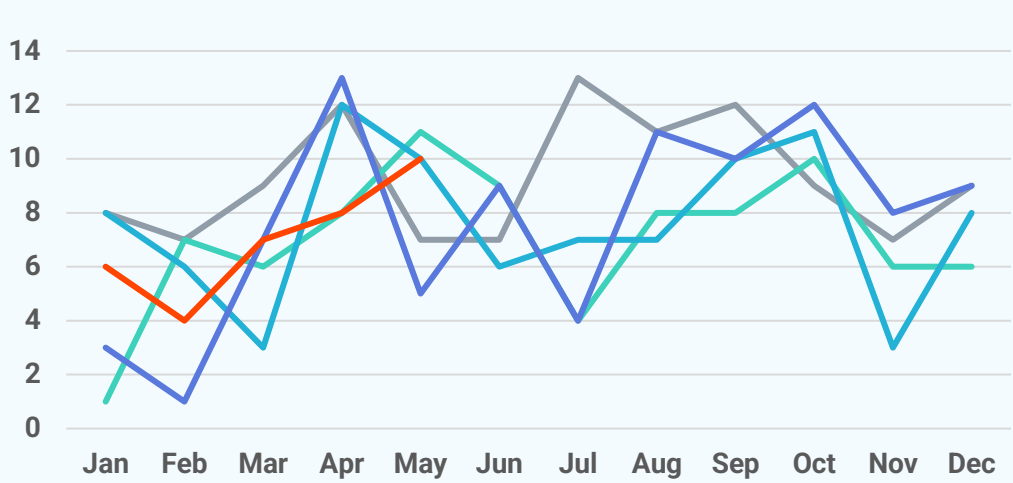
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	10	5	+100.0%
Median Sold Price	$241,000	$320,000	-24.7%
Median Days on Market	17 days	38 days	-21 days
New Pending Sales	9	10	-10.0%
New Listings	29	11	+163.6%
Active Listings	50	40	+25.0%
Months of Supply	6.25	6.67	-0.42 mos.

Closed Sales

10
May 2026

+100.0%
May '26 vs. May '25
(May '25: 5)

+25.0%
May '26 vs. Apr '26
(Apr '26: 8)



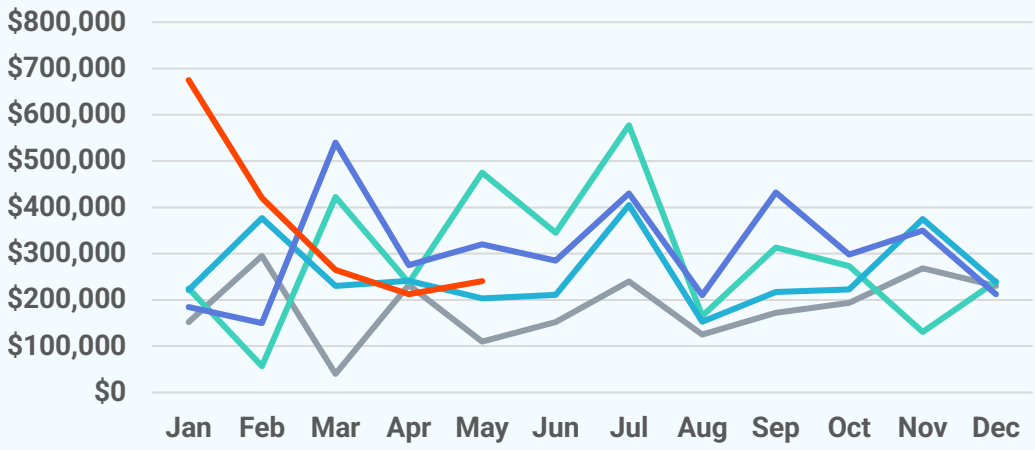
Median Sold Price

2026 2025 2024 2023 2022

$241,000
May 2026

-24.7%
May '26 vs. May '25
(May '25: $320,000)

+13.4%
May '26 vs. Apr '26
(Apr '26: $212,450)



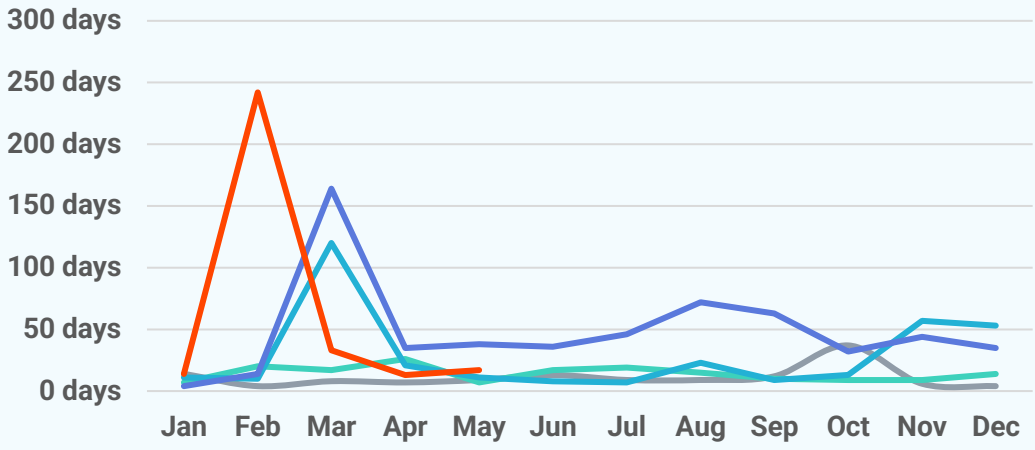
Median Days on Market

2026 2025 2024 2023 2022

17 days
May 2026

-21 days
May '26 vs. May '25
(May '25: 38 days)

+4 days
May '26 vs. Apr '26
(Apr '26: 13 days)



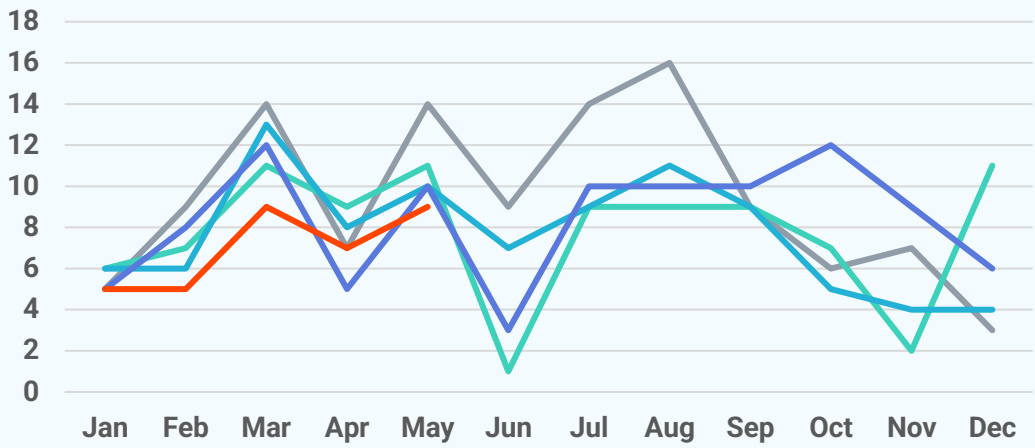
New Pending Sales

2026 2025 2024 2023 2022

9
May 2026

-10.0%
May '26 vs. May '25
(May '25: 10)

+28.6%
May '26 vs. Apr '26
(Apr '26: 7)



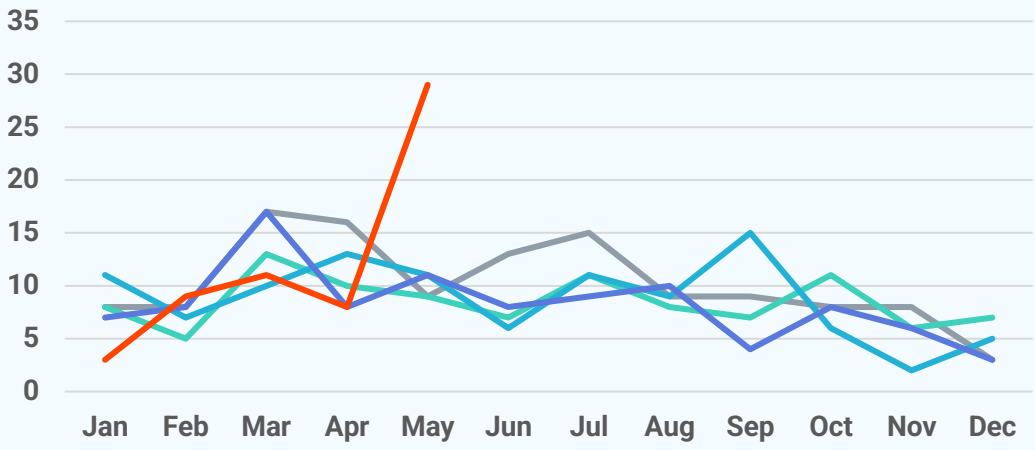
New Listings

2026 2025 2024 2023 2022

29
May 2026

+163.6%
May '26 vs. May '25
(May '25: 11)

+262.5%
May '26 vs. Apr '26
(Apr '26: 8)



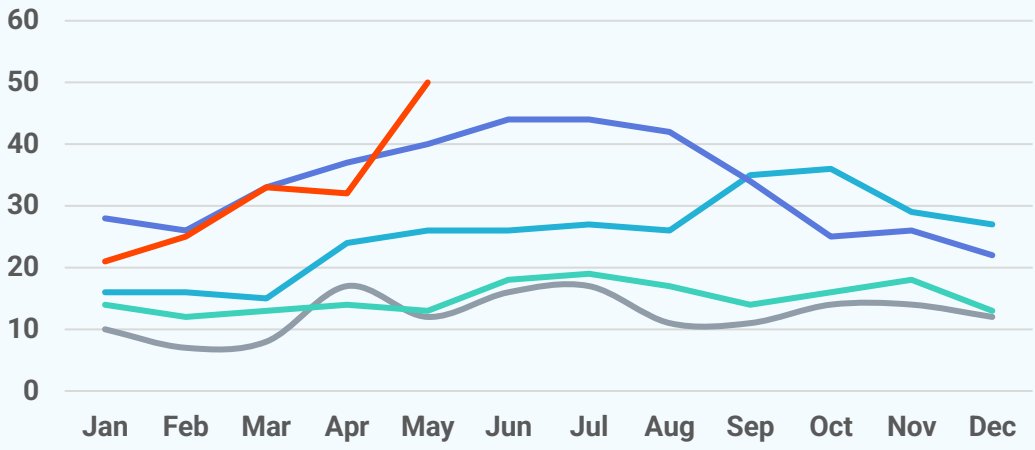
Active Listings

2026 2025 2024 2023 2022

50
May 2026

+25.0%
May '26 vs. May '25
(May '25: 40)

+56.3%
May '26 vs. Apr '26
(Apr '26: 32)



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**.

