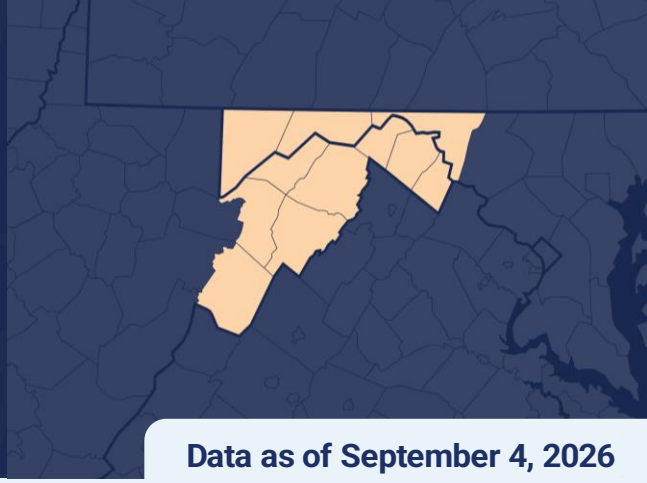
MD/WV Panhandle

August 2026 Housing Market Report

Prepared by Bright Research



Data as of September 4, 2026

Key Market Statistics	Aug 2026	Aug 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	659	683	-3.5%	5,217	4,972	+4.9%
Median Sold Price	$335,000	$310,240	+8.0%	$329,990	$313,916	+5.1%
Median Days on Market	20 days	21 days	-1 day	22 days	20 days	+2 days
New Pending Sales	674	760	-11.3%	5,627	5,281	+6.6%
New Listings	783	923	-15.2%	7,673	7,251	+5.8%
Active Listings	2,062	2,080	-0.9%	2,062	2,080	-0.9%
Months of Supply	3.10	3.24	-0.14 mos.	3.10	3.24	-0.14 mos.
Showings	9,612	10,877	-11.6%	78,565	73,768	+6.5%

Housing Market Trends

Climbing mortgage rates weaken buyer resolve in the Maryland-West Virginia Panhandle market. Pushing to and past 6.5%, mortgage rates impact the affordability picture in the Maryland/West Virginia Panhandle. Buyers in the area pulled back with 3.5% fewer closed sales and 11.3% fewer new pending sales in August 2026. Showing activity, which had been positive until July, dropped 11.6% last month.

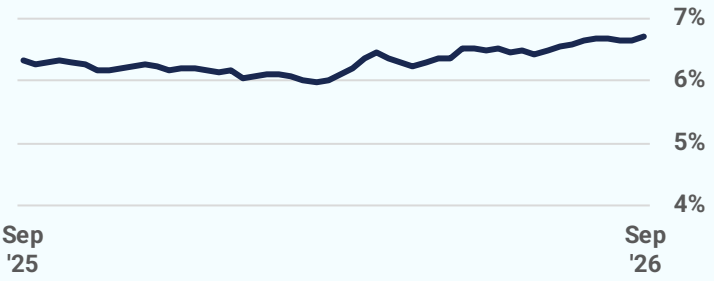
Sellers also took a big step back in August. There were only 783 new listings in August 2026, down 15.2% from a year ago and the lowest August new listings in 14 years. This led to the second consecutive month of lower inventory. As of the end of August, there were 2,062 homes available, down 0.9% compared to last year.

Home prices continued to rise in the region. In August, the median sold price was just under its record from last month at $335,000, an 8.0% year-over-year increase.

Market Outlook

Despite a pullback in August, overall, 2026 trends in the Maryland/West Virginia Panhandle remained positive with more new listings and closed sales than last year. The August drop in both buyer and seller activity will likely continue in the fall. Higher mortgage rates will limit activity, and other rising costs will limit demand.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

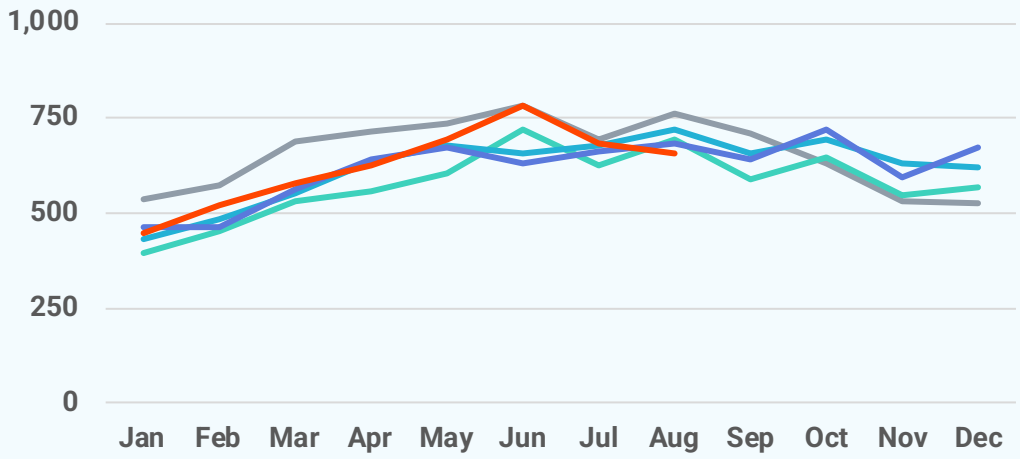
Closed Sales

2026 2025 2024 2023 2022

659
August 2026

-3.5%
Aug '26 vs. Aug '25
(Aug '25: 683)

-3.8%
Aug '26 vs. Jul '26
(Jul '26: 685)



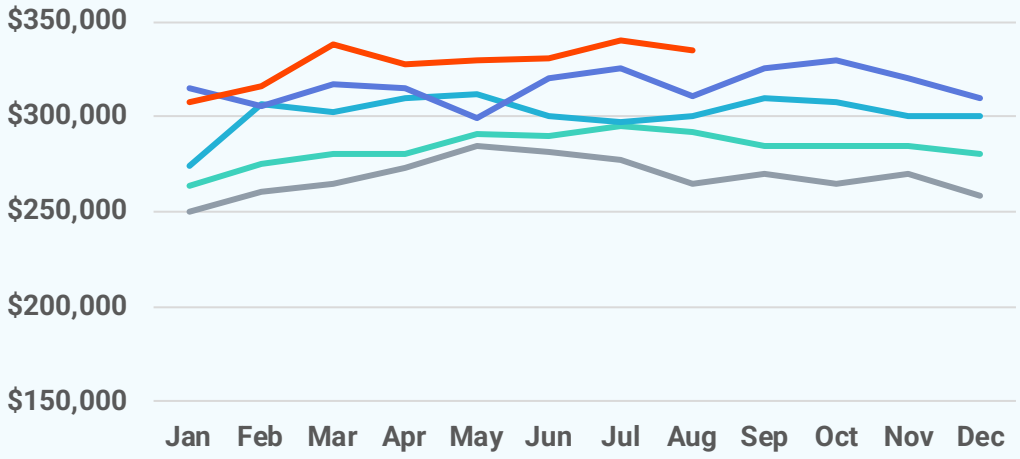
Median Sold Price

2026 2025 2024 2023 2022

$335,000
August 2026

+8.0%
Aug '26 vs. Aug '25
(Aug '25: $310,240)

-1.5%
Aug '26 vs. Jul '26
(Jul '26: $340,000)



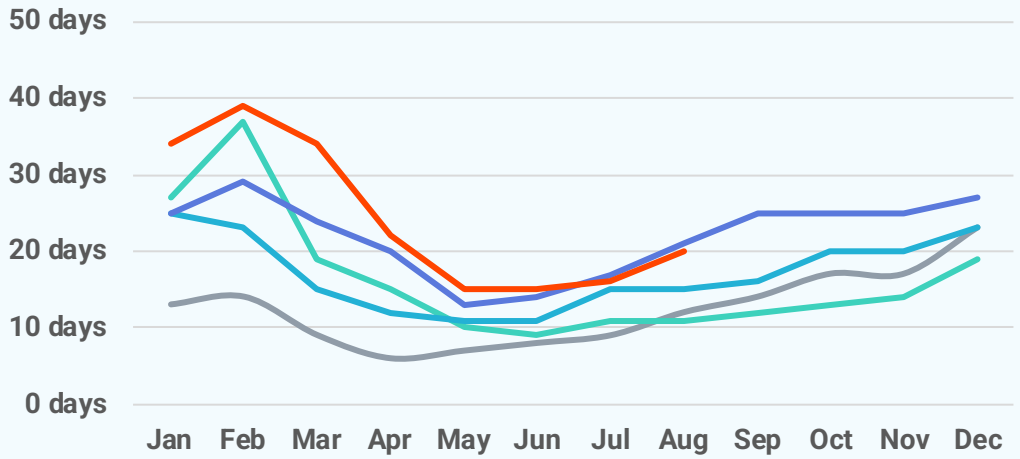
Median Days on Market

2026 2025 2024 2023 2022

20 days
August 2026

-1 day
Aug '26 vs. Aug '25
(Aug '25: 21 days)

+4 days
Aug '26 vs. Jul '26
(Jul '26: 16 days)



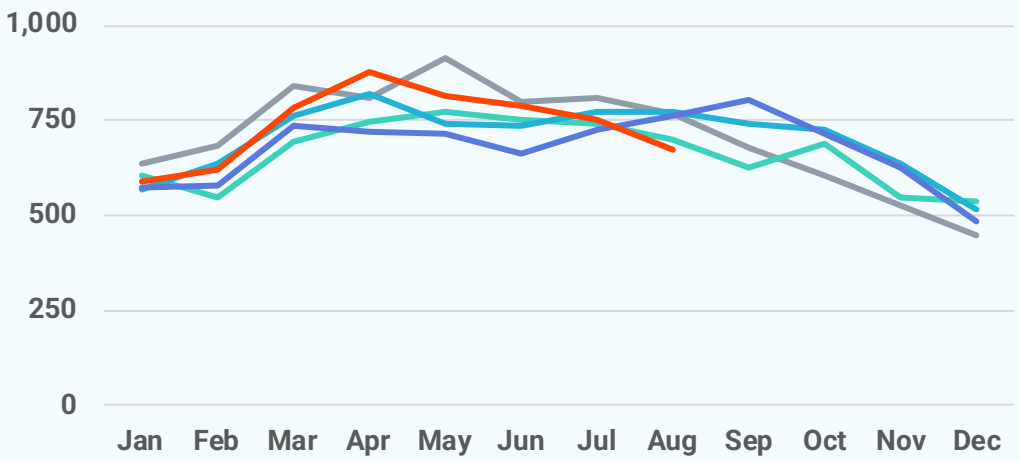
New Pending Sales

2026 2025 2024 2023 2022

674
August 2026

-11.3%
Aug '26 vs. Aug '25
(Aug '25: 760)

-10.4%
Aug '26 vs. Jul '26
(Jul '26: 752)



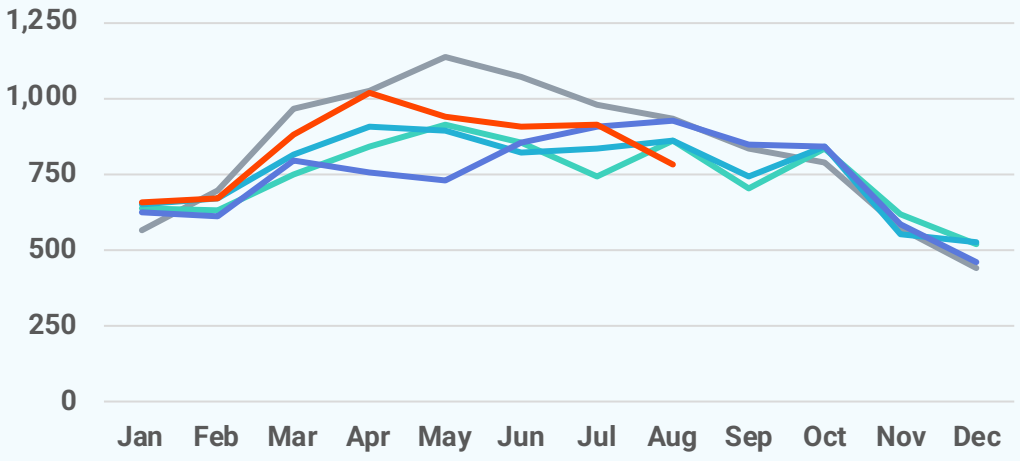
New Listings

2026 2025 2024 2023 2022

783
August 2026

-15.2%
Aug '26 vs. Aug '25
(Aug '25: 923)

-14.1%
Aug '26 vs. Jul '26
(Jul '26: 911)



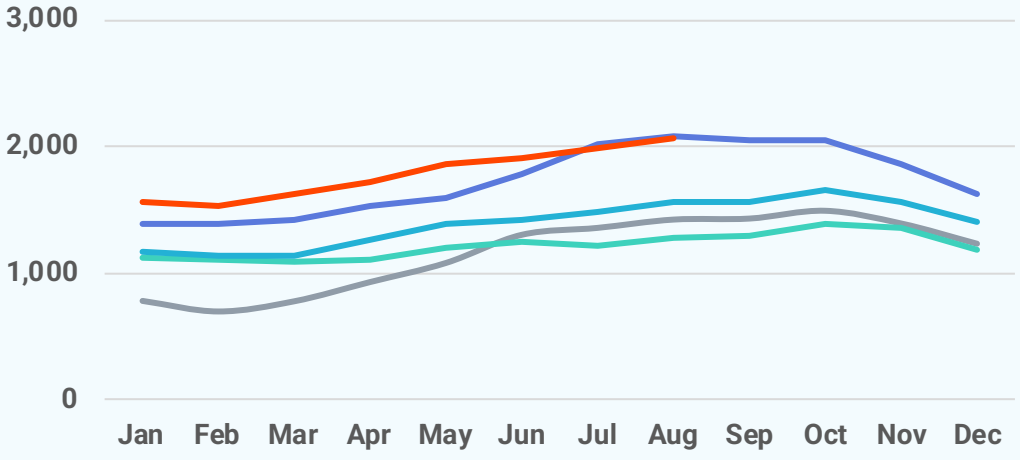
Active Listings

2026 2025 2024 2023 2022

2,062
August 2026

-0.9%
Aug '26 vs. Aug '25
(Aug '25: 2,080)

+3.7%
Aug '26 vs. Jul '26
(Jul '26: 1,989)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
MD/WV Panhandle	659	-3.5%	$335,000	+8.0%	20 days	-1 day
Allegany County, MD	54	-35.7%	$190,000	+26.7%	26 days	+5 days
Berkeley County, WV	196	-8.4%	$350,000	+12.9%	14 days	-4 days
Garrett County, MD	55	+41.0%	$397,500	+6.0%	34 days	-25 days
Grant County, WV	8	+300.0%	$194,250	-21.5%	22 days	-207 days
Hampshire County, WV	31	+47.6%	$270,000	+14.9%	36 days	+7 days
Hardy County, WV	9	+50.0%	$485,000	+71.1%	40 days	+33 days
Jefferson County, WV	114	-14.3%	$402,495	+2.9%	17 days	-12 days
Mineral County, WV	12	-47.8%	$252,000	+8.4%	7 days	-11 days
Morgan County, WV	25	-3.8%	$315,000	-11.1%	20 days	+5 days
Pendleton County, WV	4	+100.0%	$317,000	-19.5%	20 days	-26 days
Washington County, MD	151	+13.5%	$327,500	+5.6%	24 days	+11 days

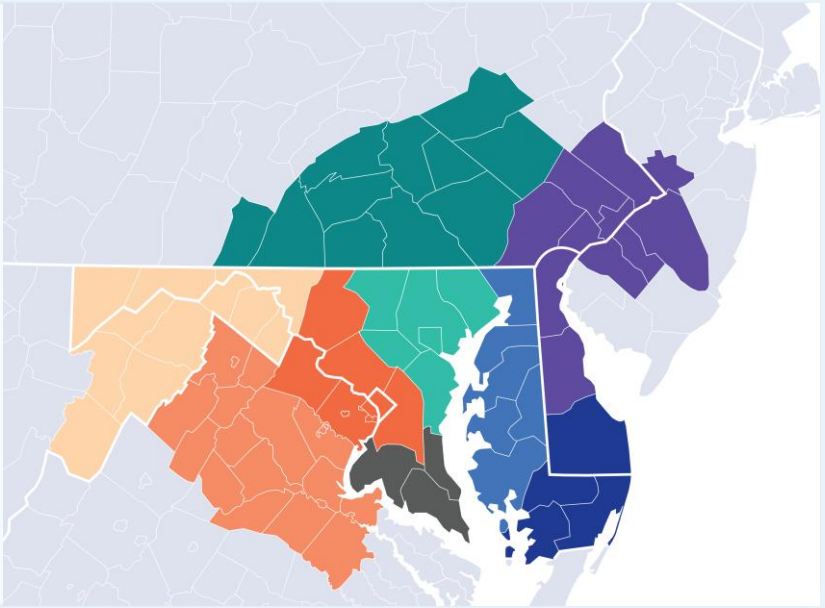
Local Markets	New Pending Sales		New Listings		Showings	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
MD/WV Panhandle	674	-11.3%	783	-15.2%	9,612	-11.6%
Allegany County, MD	58	-21.6%	87	-3.3%	856	-6.6%
Berkeley County, WV	188	-22.0%	233	-20.2%	2,280	-27.2%
Garrett County, MD	65	+27.5%	52	+4.0%	852	-27.7%
Grant County, WV	6	+0.0%	9	-25.0%	29	-19.4%
Hampshire County, WV	25	+0.0%	28	-12.5%	285	-20.6%
Hardy County, WV	9	-18.2%	17	-32.0%	94	-19.7%
Jefferson County, WV	118	-15.7%	114	-29.6%	1,654	-3.6%
Mineral County, WV	20	-16.7%	19	-32.1%	194	-20.5%
Morgan County, WV	30	-16.7%	29	-32.6%	556	+1.8%
Pendleton County, WV	3	+200.0%	3	-57.1%	12	+50.0%
Washington County, MD	152	+0.7%	192	+5.5%	2,800	+6.7%

Local Markets

	Active Listings		Months of Supply	
	Aug '26	vs. Aug '25	Aug '26	vs. Aug '25
MD/WV Panhandle	2,062	-0.9%	3.10	-0.14 months
Allegany County, MD	263	+20.1%	4.96	+1.31 months
Berkeley County, WV	487	+0.6%	2.32	+0.13 months
Garrett County, MD	244	-13.5%	5.67	-2.39 months
Grant County, WV	29	-23.7%	5.80	-3.7 months
Hampshire County, WV	69	-24.2%	2.88	-1.67 months
Hardy County, WV	51	-25.0%	4.64	-2.16 months
Jefferson County, WV	279	-11.4%	2.15	-0.64 months
Mineral County, WV	36	-42.9%	2.12	-1.82 months
Morgan County, WV	78	-14.3%	2.69	-0.81 months
Pendleton County, WV	39	+8.3%	9.75	-2.25 months
Washington County, MD	487	+23.9%	3.58	+0.56 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

August 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of September 4, 2026

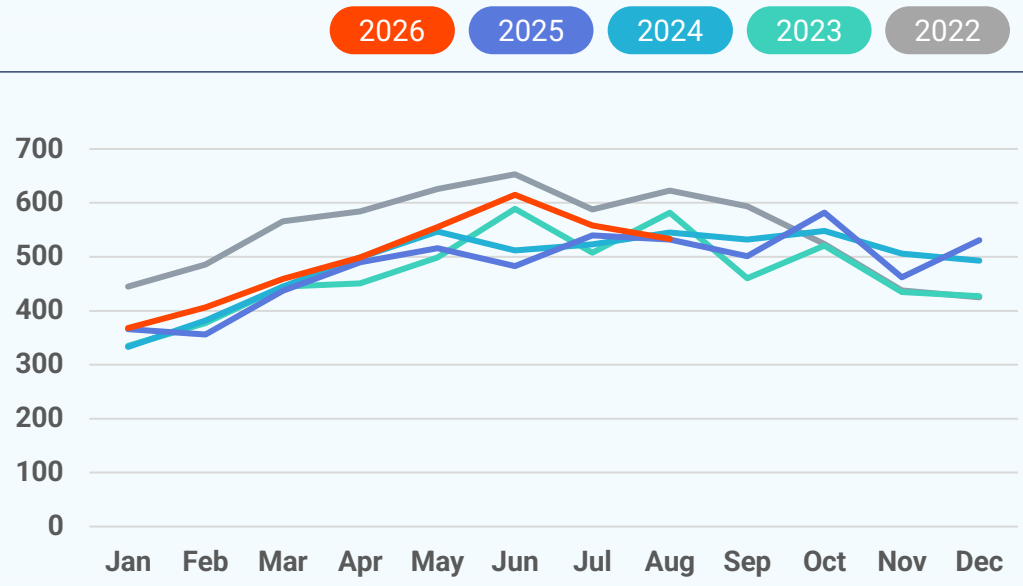
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	533	532	+0.2%
Median Sold Price	$356,000	$340,000	+4.7%
Median Days on Market	19 days	21 days	-2 days
New Pending Sales	547	602	-9.1%
New Listings	610	705	-13.5%
Active Listings	1,706	1,728	-1.3%
Months of Supply	3.26	3.45	-0.19 mos.

Closed Sales

533
August 2026

+0.2%
Aug '26 vs. Aug '25
(Aug '25: 532)

-4.5%
Aug '26 vs. Jul '26
(Jul '26: 558)



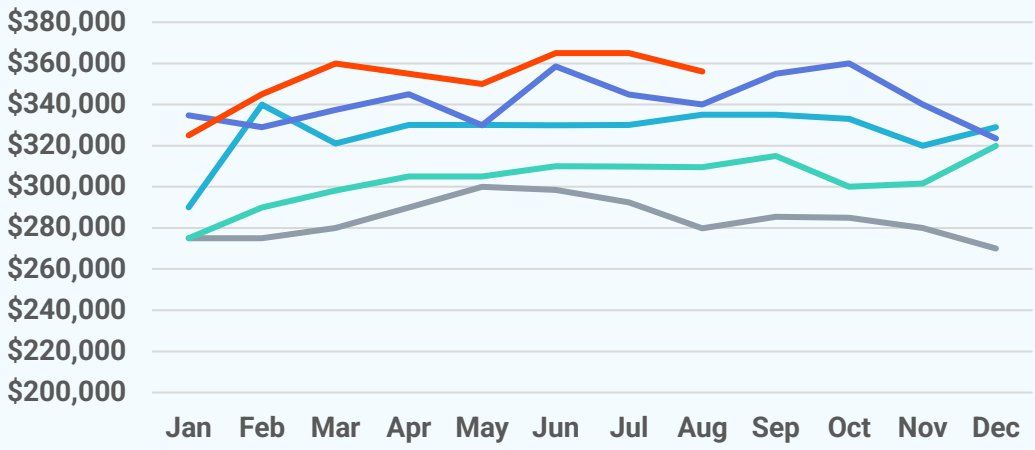
Median Sold Price

2026 2025 2024 2023 2022

$356,000
August 2026

+4.7%
Aug '26 vs. Aug '25
(Aug '25: $340,000)

-2.5%
Aug '26 vs. Jul '26
(Jul '26: $365,000)



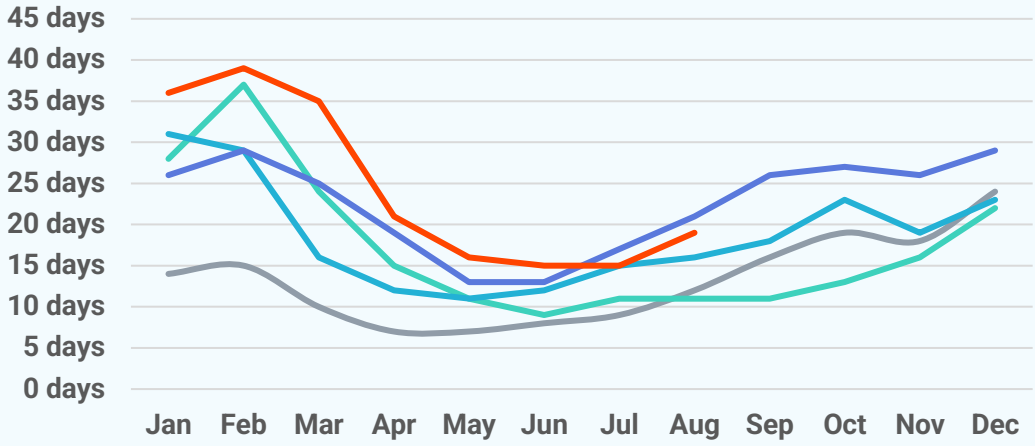
Median Days on Market

2026 2025 2024 2023 2022

19 days
August 2026

-2 days
Aug '26 vs. Aug '25
(Aug '25: 21 days)

+4 days
Aug '26 vs. Jul '26
(Jul '26: 15 days)



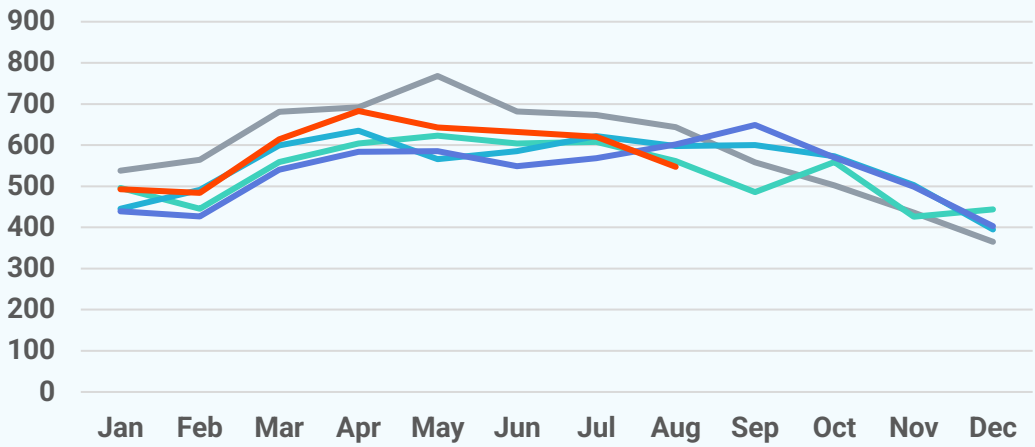
New Pending Sales

2026 2025 2024 2023 2022

547
August 2026

-9.1%
Aug '26 vs. Aug '25
(Aug '25: 602)

-11.8%
Aug '26 vs. Jul '26
(Jul '26: 620)



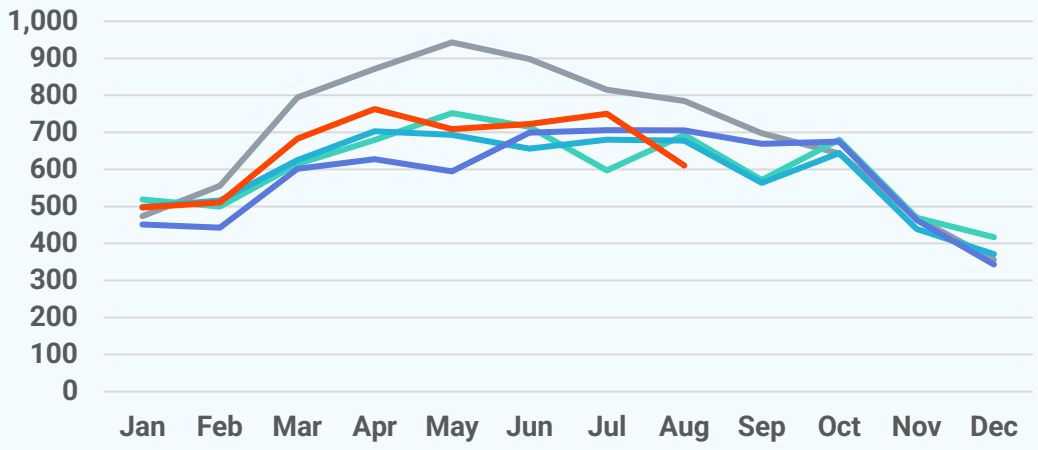
New Listings

2026 2025 2024 2023 2022

610
August 2026

-13.5%
Aug '26 vs. Aug '25
(Aug '25: 705)

-18.7%
Aug '26 vs. Jul '26
(Jul '26: 750)



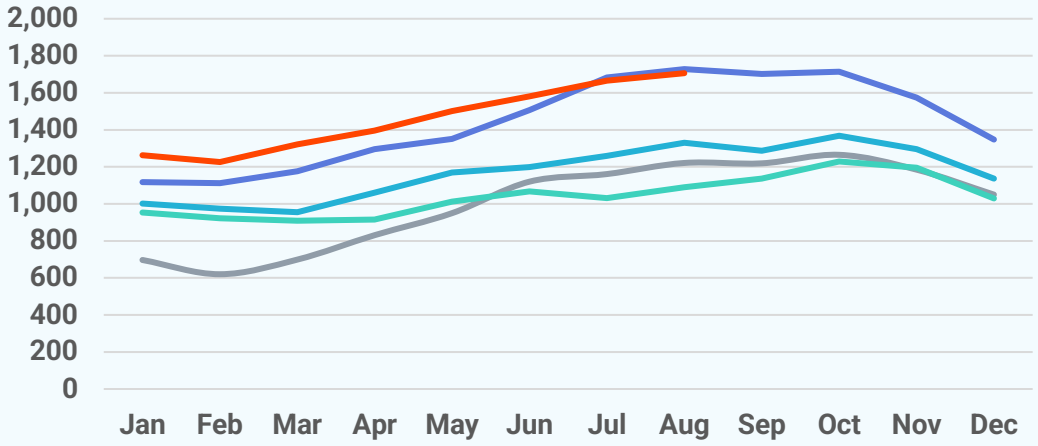
Active Listings

2026 2025 2024 2023 2022

1,706
August 2026

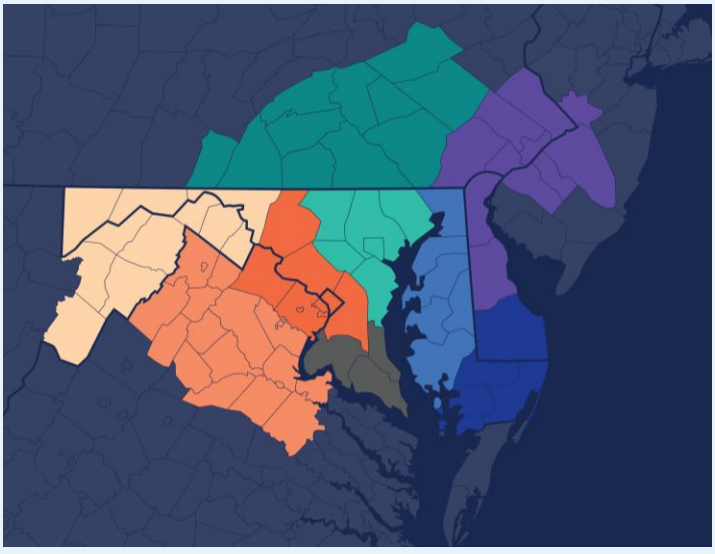
-1.3%
Aug '26 vs. Aug '25
(Aug '25: 1,728)

+2.4%
Aug '26 vs. Jul '26
(Jul '26: 1,666)



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

August 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 4, 2026

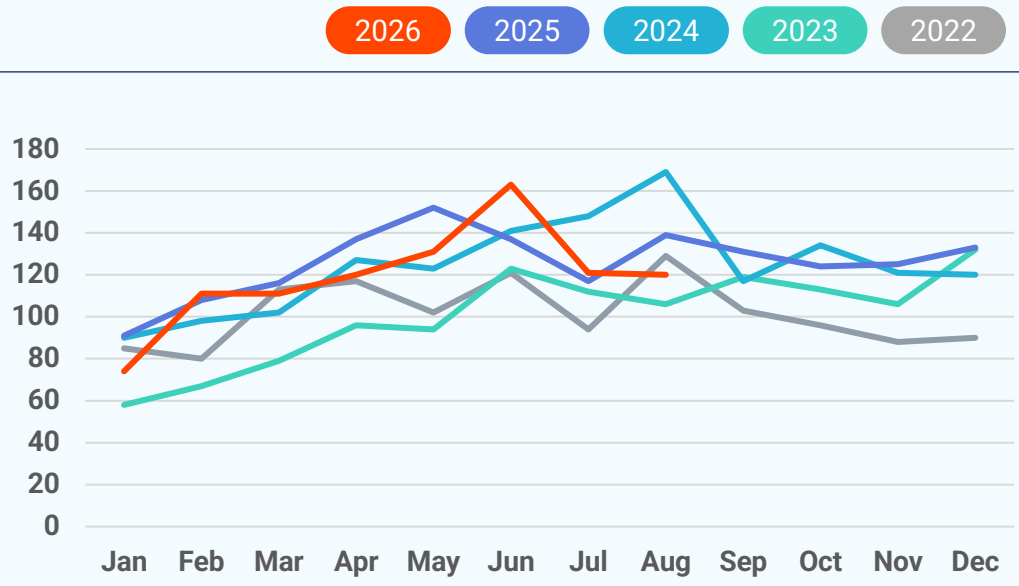
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	120	139	-13.7%
Median Sold Price	$290,000	$285,390	+1.6%
Median Days on Market	23 days	21 days	+2 days
New Pending Sales	115	148	-22.3%
New Listings	164	208	-21.2%
Active Listings	323	310	+4.2%
Months of Supply	2.43	2.33	+0.10 mos.

Closed Sales

120
August 2026

-13.7%
Aug '26 vs. Aug '25
(Aug '25: 139)

-0.8%
Aug '26 vs. Jul '26
(Jul '26: 121)



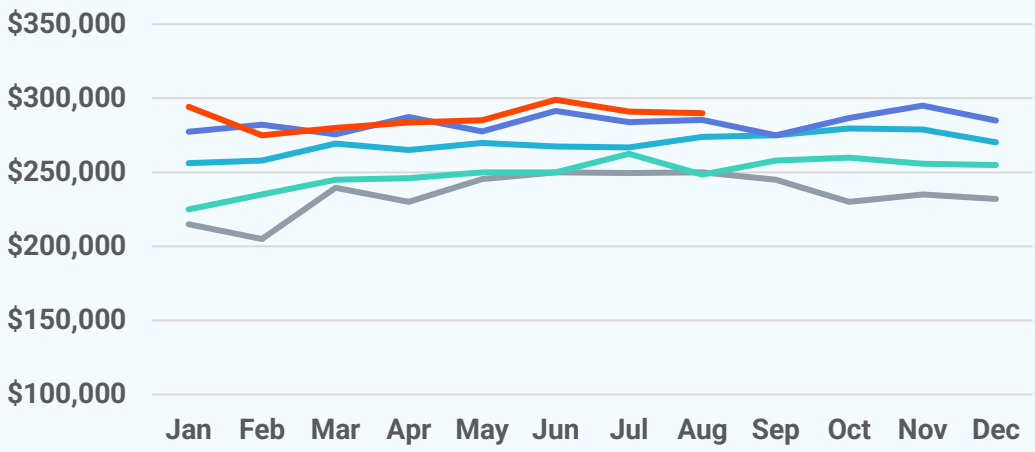
Median Sold Price

2026 2025 2024 2023 2022

$290,000
August 2026

+1.6%
Aug '26 vs. Aug '25
(Aug '25: $285,390)

-0.3%
Aug '26 vs. Jul '26
(Jul '26: $290,990)



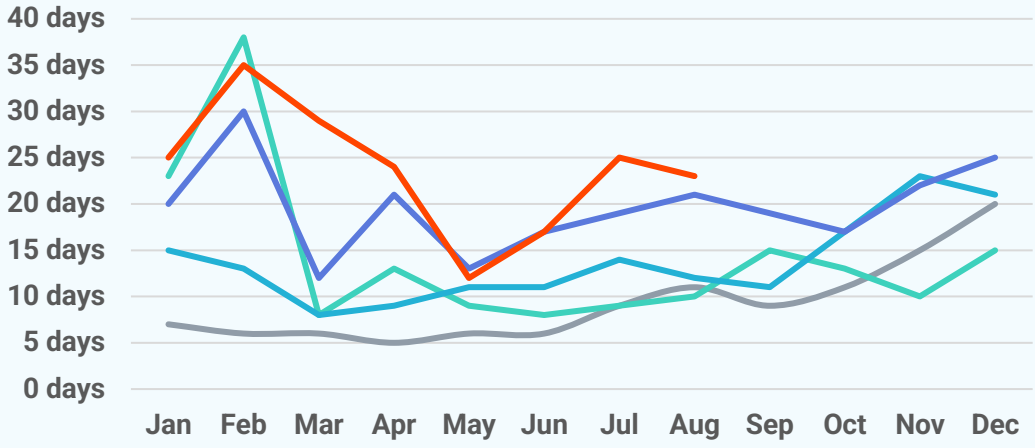
Median Days on Market

2026 2025 2024 2023 2022

23 days
August 2026

+2 days
Aug '26 vs. Aug '25
(Aug '25: 21 days)

-2 days
Aug '26 vs. Jul '26
(Jul '26: 25 days)



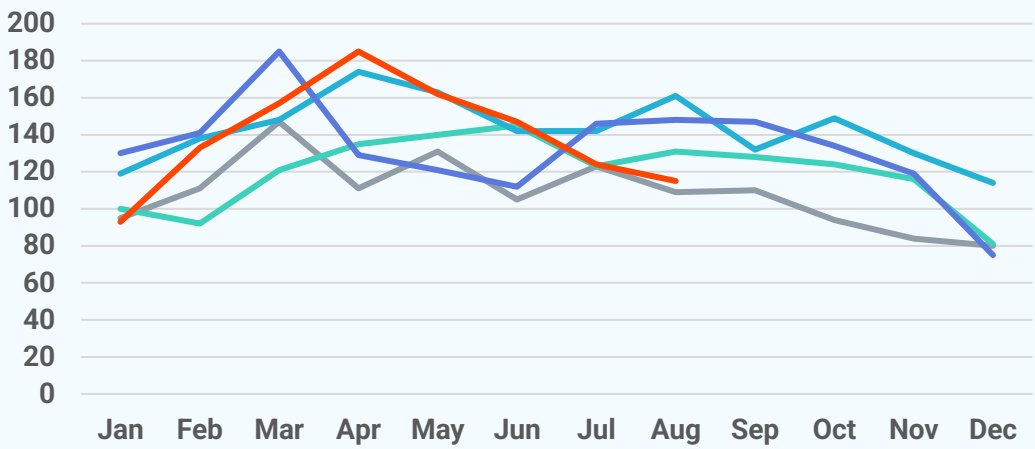
New Pending Sales

2026 2025 2024 2023 2022

115
August 2026

-22.3%
Aug '26 vs. Aug '25
(Aug '25: 148)

-7.3%
Aug '26 vs. Jul '26
(Jul '26: 124)

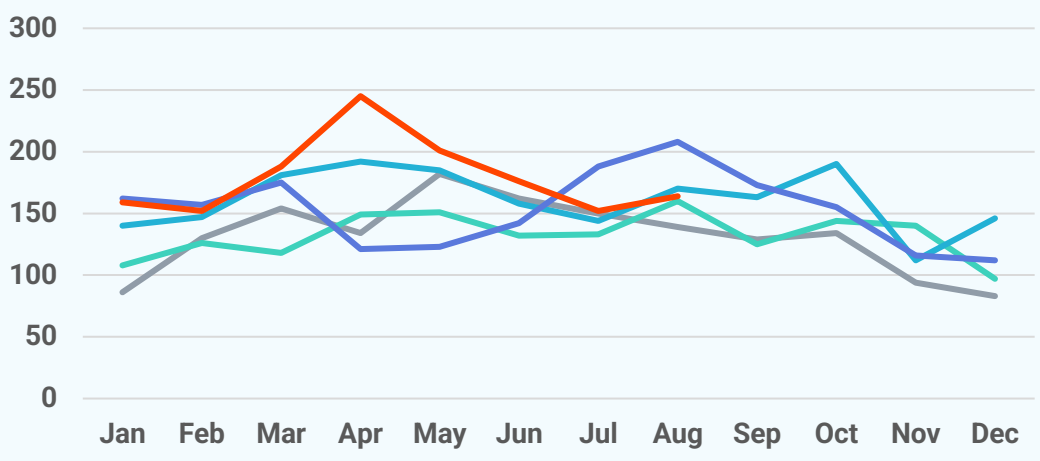


New Listings

164
August 2026

-21.2%
Aug '26 vs. Aug '25
(Aug '25: 208)

+7.9%
Aug '26 vs. Jul '26
(Jul '26: 152)

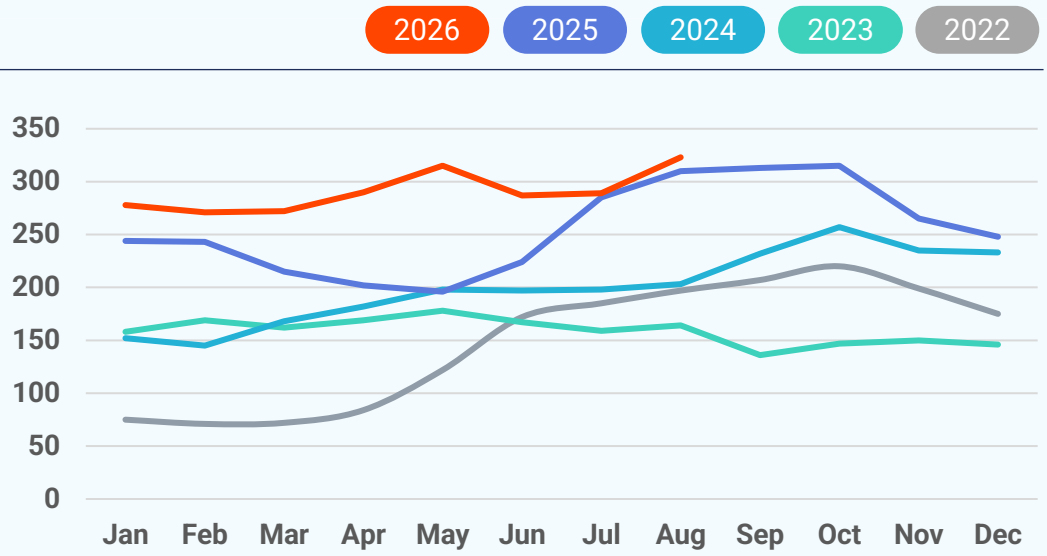


Active Listings

323
August 2026

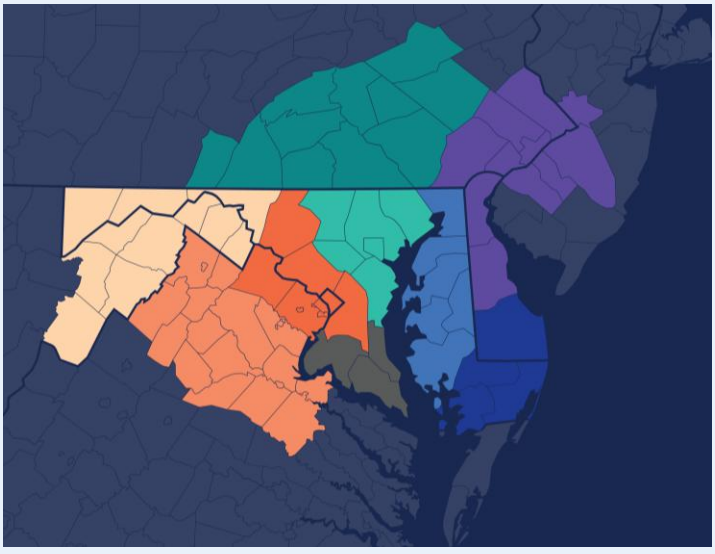
+4.2%
Aug '26 vs. Aug '25
(Aug '25: 310)

+11.8%
Aug '26 vs. Jul '26
(Jul '26: 289)



About Bright MLS

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Maryland-West Virginia Panhandle

August 2026 Condos Report

Prepared by Bright Research

Data as of September 4, 2026

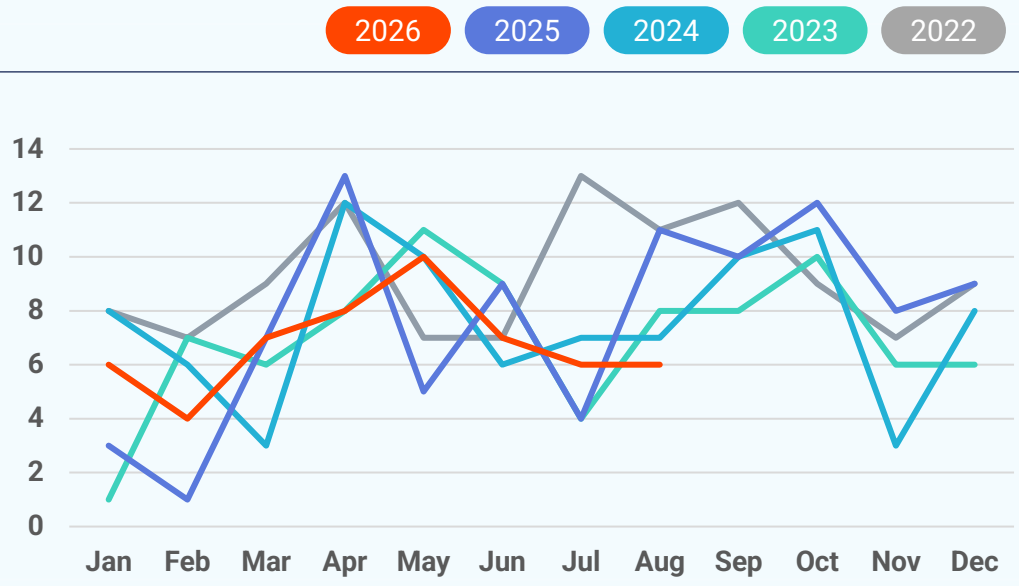
Key Market Statistics	Aug 2026	Aug 2025	Change
Closed Sales	6	11	-45.5%
Median Sold Price	$190,450	$210,000	-9.3%
Median Days on Market	31 days	72 days	-41 days
New Pending Sales	11	10	+10.0%
New Listings	8	10	-20.0%
Active Listings	33	42	-21.4%
Months of Supply	4.71	6.00	-1.29 mos.

Closed Sales

6
August 2026

-45.5%
Aug '26 vs. Aug '25
(Aug '25: 11)

+0.0%
Aug '26 vs. Jul '26
(Jul '26: 6)



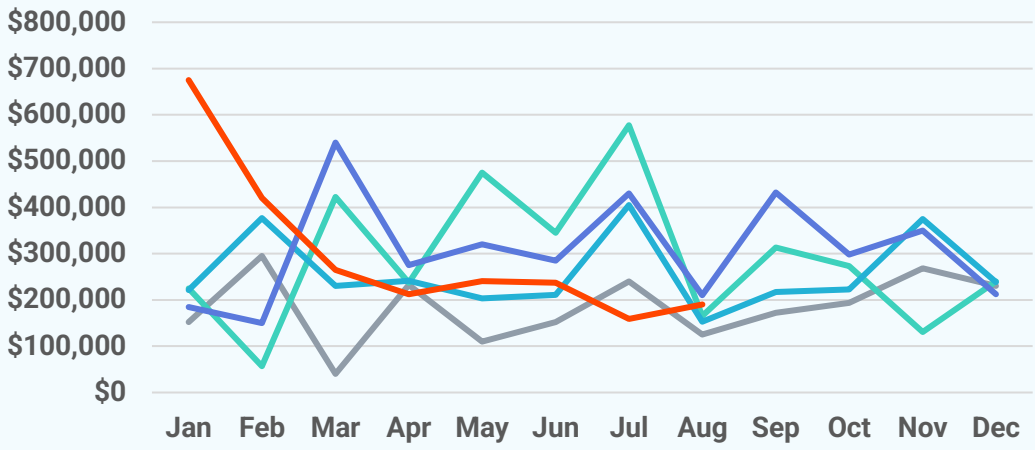
Median Sold Price

2026 2025 2024 2023 2022

$190,450
August 2026

-9.3%
Aug '26 vs. Aug '25
(Aug '25: $210,000)

+19.8%
Aug '26 vs. Jul '26
(Jul '26: $158,950)



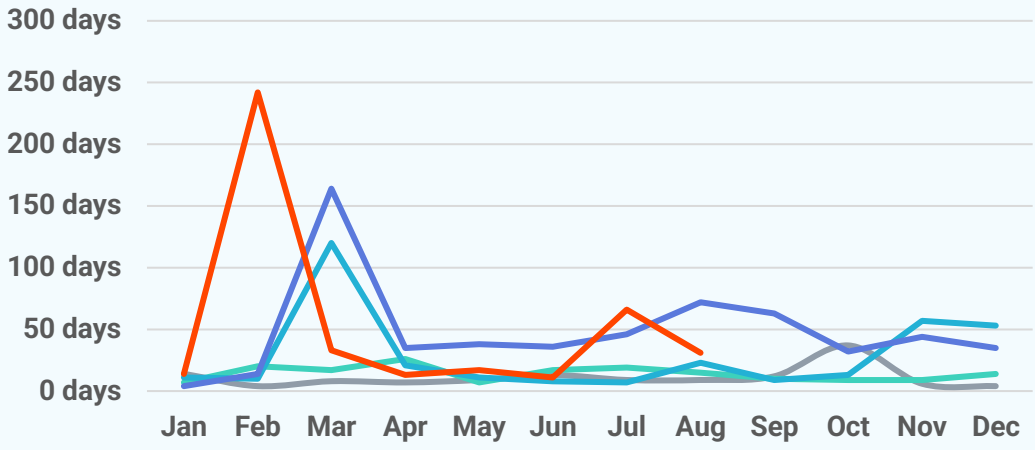
Median Days on Market

2026 2025 2024 2023 2022

31 days
August 2026

-41 days
Aug '26 vs. Aug '25
(Aug '25: 72 days)

-35 days
Aug '26 vs. Jul '26
(Jul '26: 66 days)



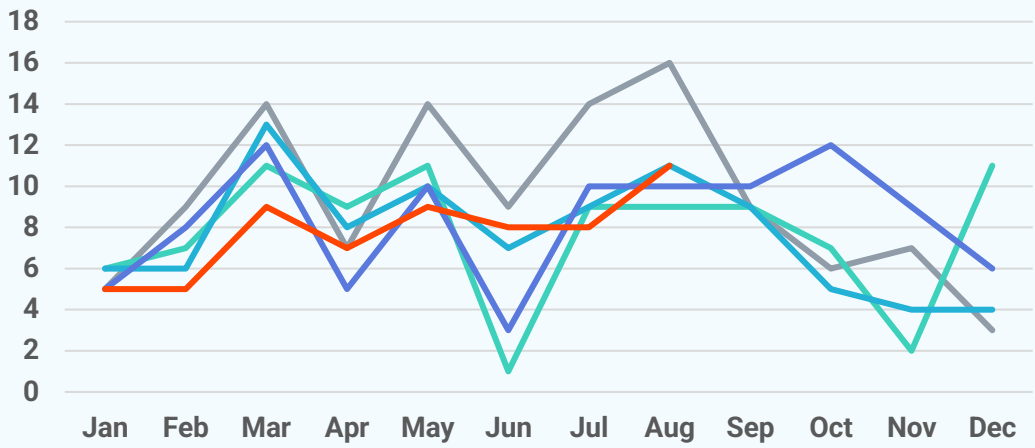
New Pending Sales

2026 2025 2024 2023 2022

11
August 2026

+10.0%
Aug '26 vs. Aug '25
(Aug '25: 10)

+37.5%
Aug '26 vs. Jul '26
(Jul '26: 8)



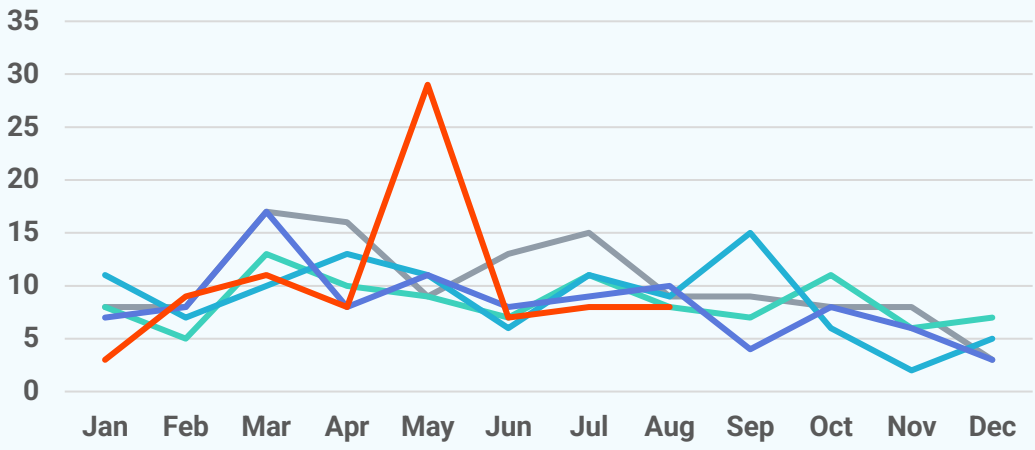
New Listings

2026 2025 2024 2023 2022

8
August 2026

-20.0%
Aug '26 vs. Aug '25
(Aug '25: 10)

+0.0%
Aug '26 vs. Jul '26
(Jul '26: 8)



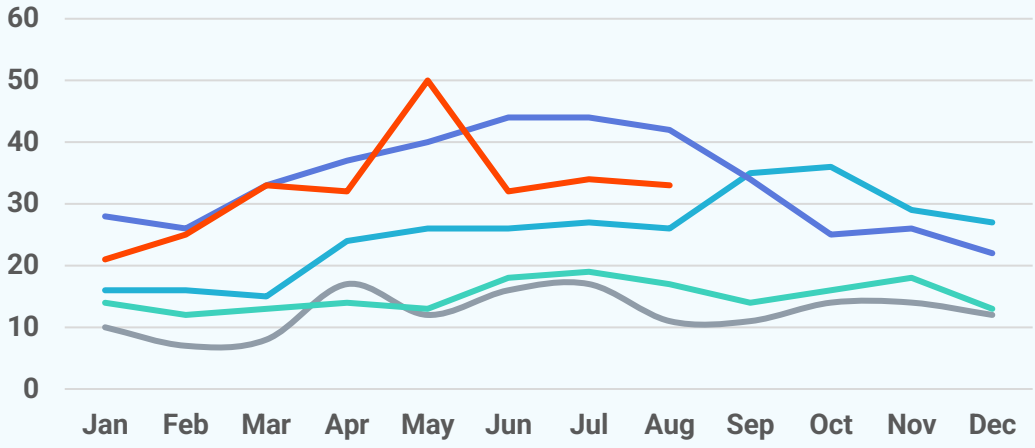
Active Listings

2026 2025 2024 2023 2022

33
August 2026

-21.4%
Aug '26 vs. Aug '25
(Aug '25: 42)

-2.9%
Aug '26 vs. Jul '26
(Jul '26: 34)



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**.

