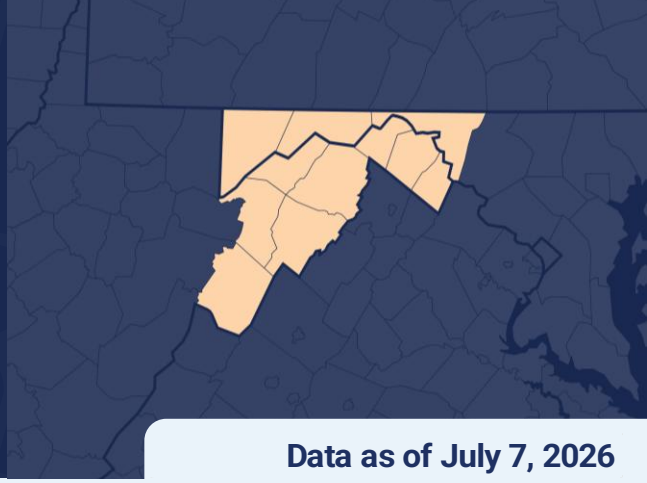
MD/WV Panhandle

June 2026 Housing Market Report

Prepared by Bright Research



Data as of July 7, 2026

Key Market Statistics	Jun 2026	Jun 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	785	629	+24.8%	3,804	3,551	+7.1%
Median Sold Price	$331,000	$320,296	+3.3%	$326,000	$313,247	+4.1%
Median Days on Market	15 days	14 days	+1 day	24 days	20 days	+4 days
New Pending Sales	787	664	+18.5%	4,295	3,775	+13.8%
New Listings	907	851	+6.6%	5,734	4,927	+16.4%
Active Listings	1,900	1,775	+7.0%	1,900	1,775	+7.0%
Months of Supply	2.86	2.75	+0.11 mos.	2.86	2.75	+0.11 mos.
Showings	10,271	9,519	+7.9%	59,065	52,517	+12.5%

Housing Market Trends

Strong spring market leads to robust closed sales in June. New pending sales have surged for three months in a row with June 2026 new pendings outpacing June 2025 by 18.5%. Contract activity had been strong this spring and now those sales have reached the closing table. Closed sales surged in June, up 24.8% year-over-year.

More sellers are in the market as well. The pace of new listing activity has slowed somewhat. However, in June, a total of 907 new listings came onto the market, a 6.6% gain from last year. Year-to-date, new listings are 16.4% higher than they were in 2025.

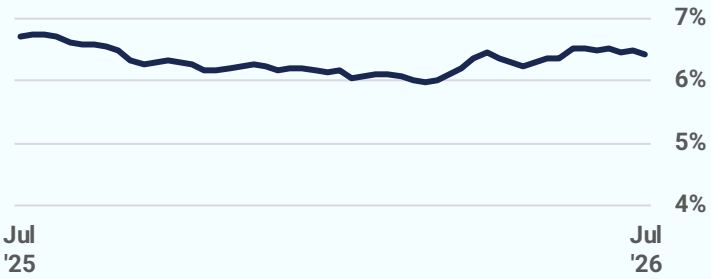
At the end of June, there were 1,900 active listings on the market, a 7.0% increase from last year.

Home prices are still rising. The median sold price was $331,000 in June, a 3.3% year-over-year increase. Buyers are still acting relatively quickly. The median days on market in June was just 15 in the Maryland-West Virginia Panhandle market.

Market Outlook

The Maryland/West Virginia Panhandle has been one of the strongest performers in the Mid-Atlantic in 2026. Its relative affordability and outdoor appeal will continue to attract buyers to the region for the remainder of the year. Yet some lower and moderate-income buyers continue to struggle with affordability and are being left out of the market.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

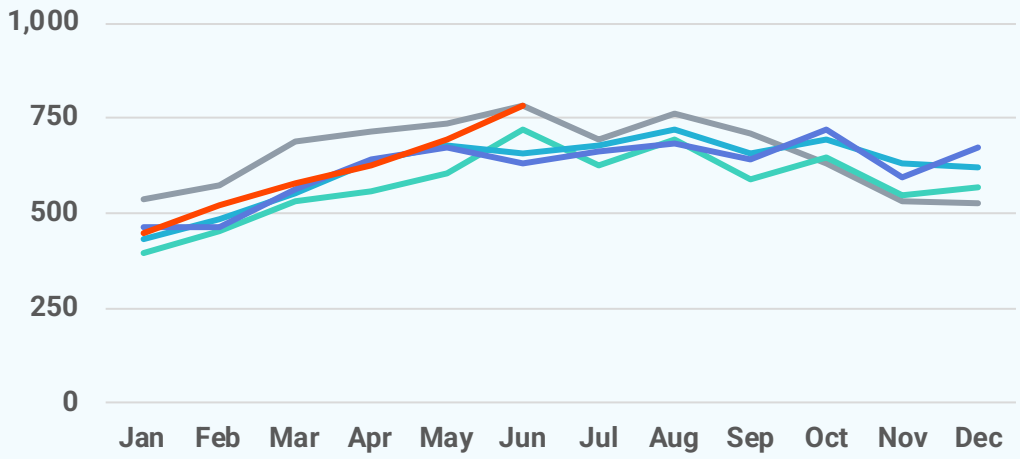
Closed Sales

2026 2025 2024 2023 2022

785
June 2026

+24.8%
Jun '26 vs. Jun '25
(Jun '25: 629)

+12.8%
Jun '26 vs. May '26
(May '26: 696)



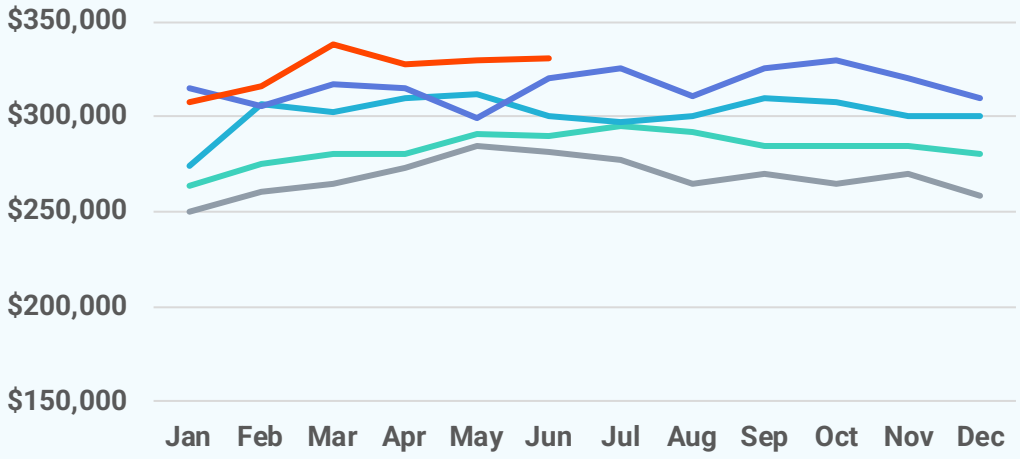
Median Sold Price

2026 2025 2024 2023 2022

$331,000
June 2026

+3.3%
Jun '26 vs. Jun '25
(Jun '25: $320,296)

+0.3%
Jun '26 vs. May '26
(May '26: $330,000)



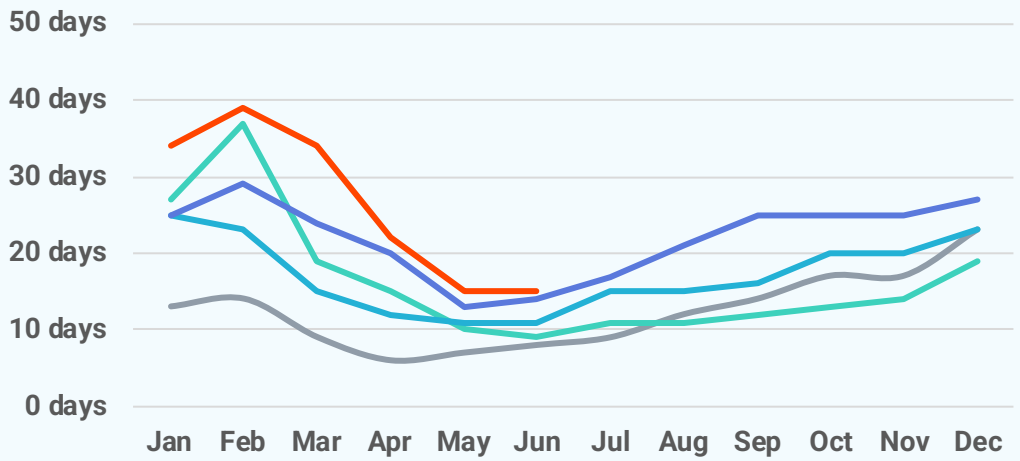
Median Days on Market

2026 2025 2024 2023 2022

15 days
June 2026

+1 day
Jun '26 vs. Jun '25
(Jun '25: 14 days)

+0 days
Jun '26 vs. May '26
(May '26: 15 days)



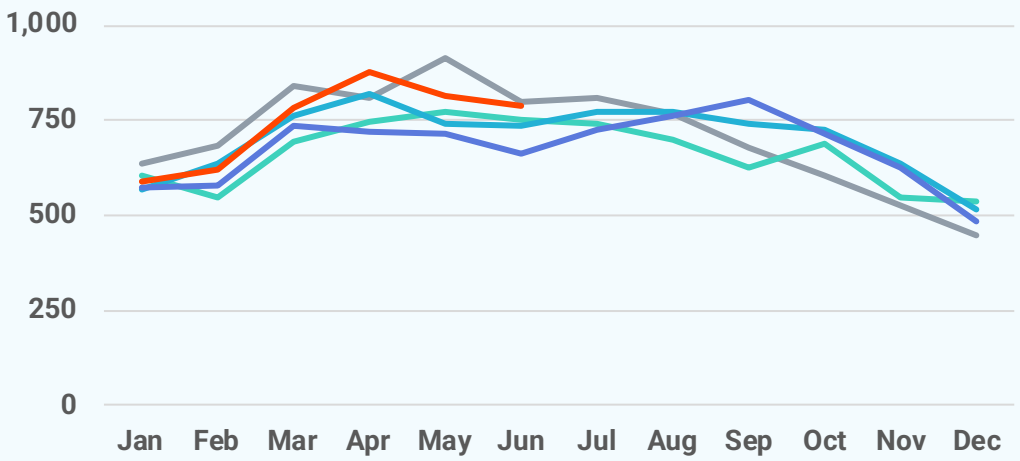
New Pending Sales

2026 2025 2024 2023 2022

787
June 2026

+18.5%
Jun '26 vs. Jun '25
(Jun '25: 664)

-3.4%
Jun '26 vs. May '26
(May '26: 815)



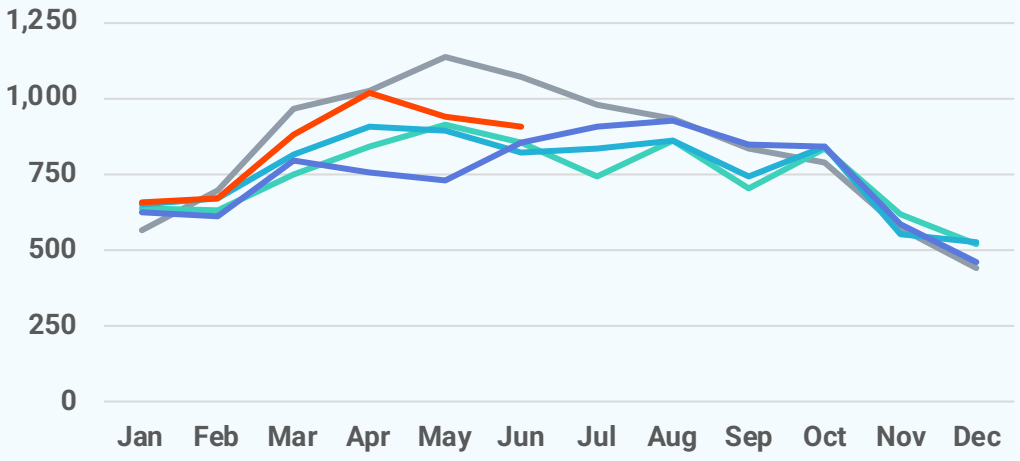
New Listings

2026 2025 2024 2023 2022

907
June 2026

+6.6%
Jun '26 vs. Jun '25
(Jun '25: 851)

-3.4%
Jun '26 vs. May '26
(May '26: 939)



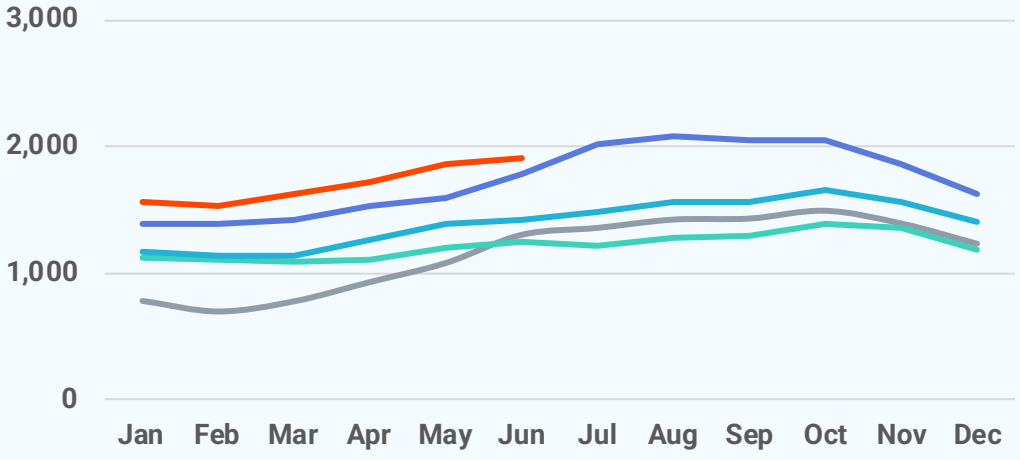
Active Listings

2026 2025 2024 2023 2022

1,900
June 2026

+7.0%
Jun '26 vs. Jun '25
(Jun '25: 1,775)

+1.8%
Jun '26 vs. May '26
(May '26: 1,867)



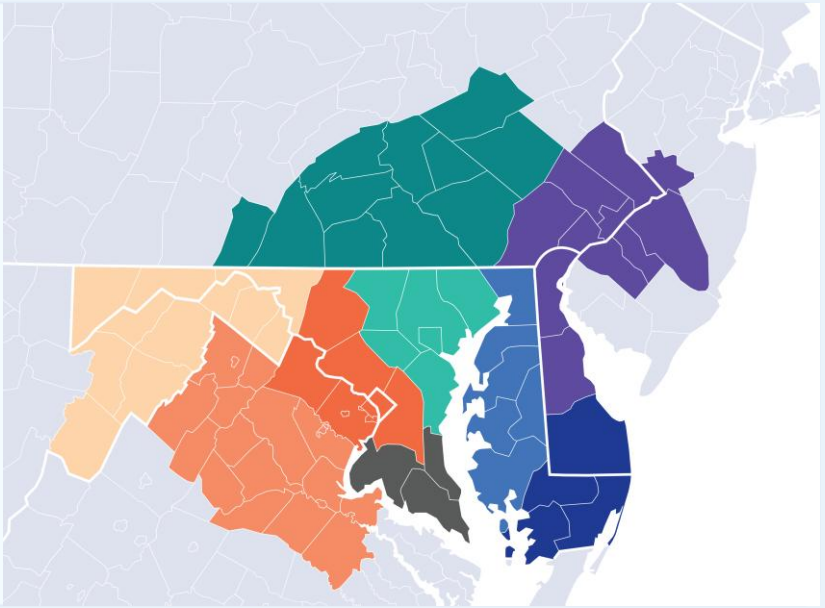
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
MD/WV Panhandle	785	+24.8%	$331,000	+3.3%	15 days	+1 day
Allegany County, MD	69	+30.2%	$202,450	+24.6%	23 days	+7 days
Berkeley County, WV	232	-0.9%	$330,000	+3.1%	11 days	+1 day
Garrett County, MD	51	+112.5%	$508,000	-7.6%	25 days	-29 days
Grant County, WV	2	+0.0%	$190,000	-19.1%	153 days	-35 days
Hampshire County, WV	22	+46.7%	$357,500	+32.4%	20 days	+9 days
Hardy County, WV	11	+37.5%	$275,000	-2.1%	10 days	-28 days
Jefferson County, WV	168	+47.4%	$393,500	-1.3%	18 days	-3 days
Mineral County, WV	25	+108.3%	$225,000	-18.9%	8 days	+1 day
Morgan County, WV	32	-5.9%	$384,500	+26.5%	33 days	+15 days
Pendleton County, WV	9	+80.0%	$345,000	+65.1%	53 days	+15 days
Washington County, MD	164	+28.1%	$324,900	-1.5%	14 days	+2 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
MD/WV Panhandle	787	+18.5%	907	+6.6%	10,271	+7.9%
Allegany County, MD	68	+11.5%	76	-6.2%	736	-15.4%
Berkeley County, WV	232	+5.9%	272	+5.4%	3,215	+17.4%
Garrett County, MD	45	-6.3%	49	-34.7%	631	-19.7%
Grant County, WV	9	+200.0%	6	-57.1%	24	-7.7%
Hampshire County, WV	33	+10.0%	30	-9.1%	277	-20.6%
Hardy County, WV	14	+100.0%	13	+85.7%	90	+12.5%
Jefferson County, WV	157	+38.9%	182	+29.1%	1,875	+27.6%
Mineral County, WV	15	-16.7%	15	-34.8%	159	-46.8%
Morgan County, WV	35	+29.6%	33	-8.3%	536	-6.1%
Pendleton County, WV	6	+100.0%	12	+200.0%	2	-83.3%
Washington County, MD	173	+28.1%	219	+22.3%	2,726	+17.6%

Local Markets	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
MD/WV Panhandle	1,900	+7.0%	2.86	+0.11 months
Allegany County, MD	226	+8.7%	4.11	+0.52 months
Berkeley County, WV	391	+0.0%	1.84	+0.12 months
Garrett County, MD	276	-4.8%	6.73	-1.33 months
Grant County, WV	21	-22.2%	5.25	-3.75 months
Hampshire County, WV	78	+9.9%	3.39	-0.35 months
Hardy County, WV	40	-2.4%	3.64	-0.92 months
Jefferson County, WV	287	+8.3%	2.24	-0.17 months
Mineral County, WV	29	-46.3%	1.61	-1.99 months
Morgan County, WV	80	-4.8%	2.67	-0.69 months
Pendleton County, WV	38	+52.0%	9.50	+3.25 months
Washington County, MD	434	+36.1%	3.29	+0.89 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

June 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2026

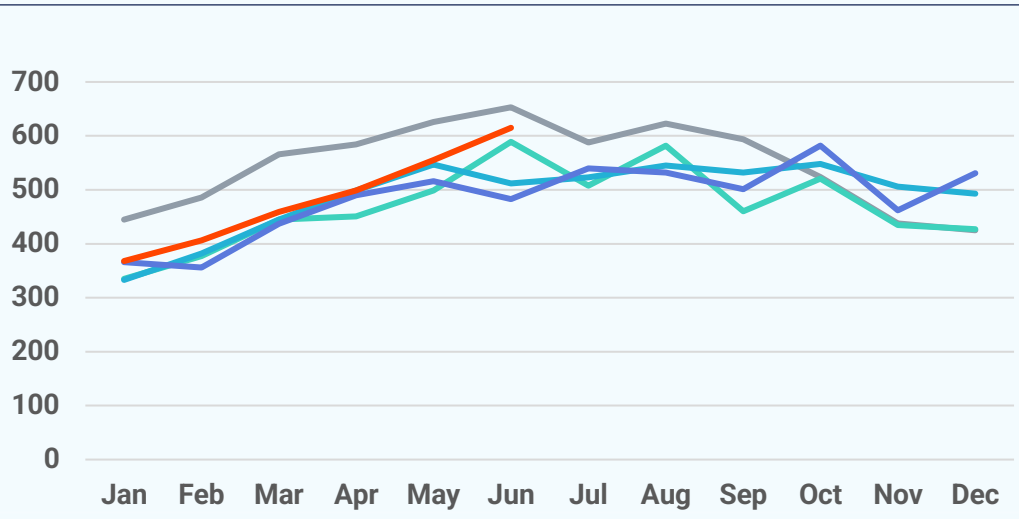
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	615	483	+27.3%
Median Sold Price	$365,000	$358,500	+1.8%
Median Days on Market	15 days	13 days	+2 days
New Pending Sales	632	549	+15.1%
New Listings	723	699	+3.4%
Active Listings	1,581	1,507	+4.9%
Months of Supply	3.03	3.01	+0.02 mos.

Closed Sales

615
June 2026

+27.3%
Jun '26 vs. Jun '25
(Jun '25: 483)

+10.8%
Jun '26 vs. May '26
(May '26: 555)



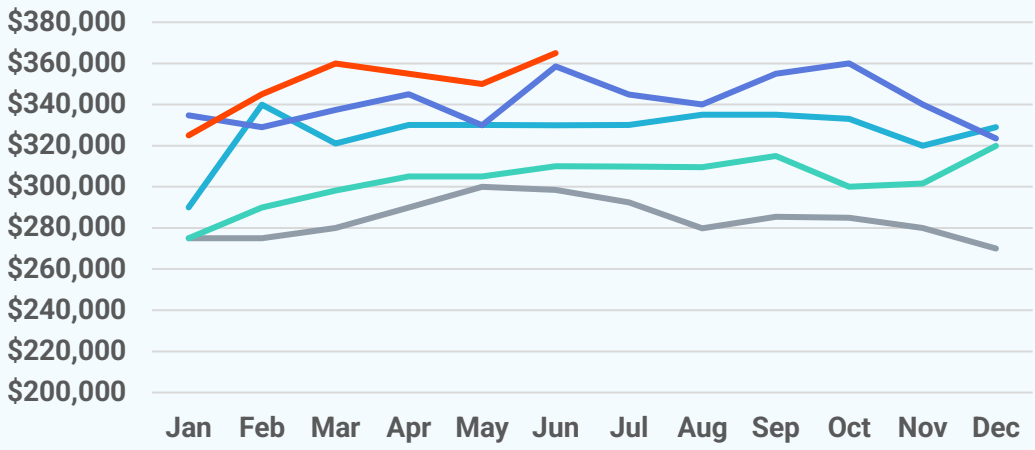
Median Sold Price

2026 2025 2024 2023 2022

$365,000
June 2026

+1.8%
Jun '26 vs. Jun '25
(Jun '25: $358,500)

+4.3%
Jun '26 vs. May '26
(May '26: $350,000)



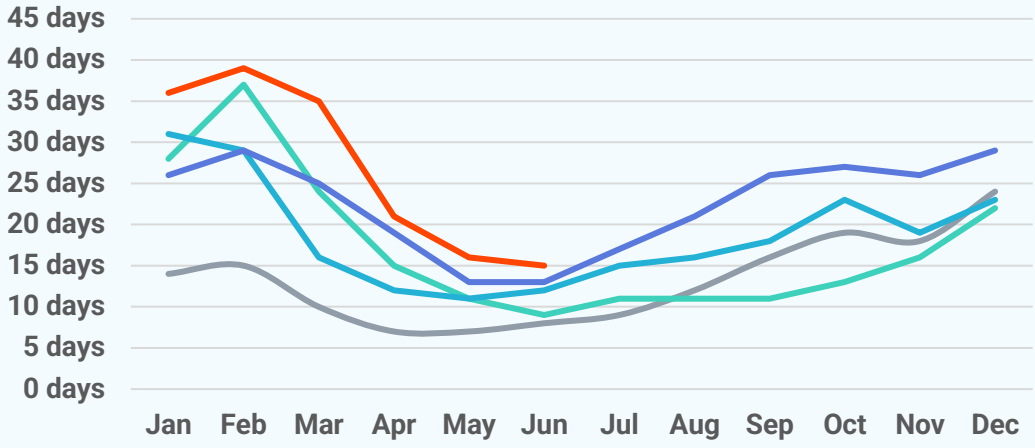
Median Days on Market

2026 2025 2024 2023 2022

15 days
June 2026

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

-1 day
Jun '26 vs. May '26
(May '26: 16 days)



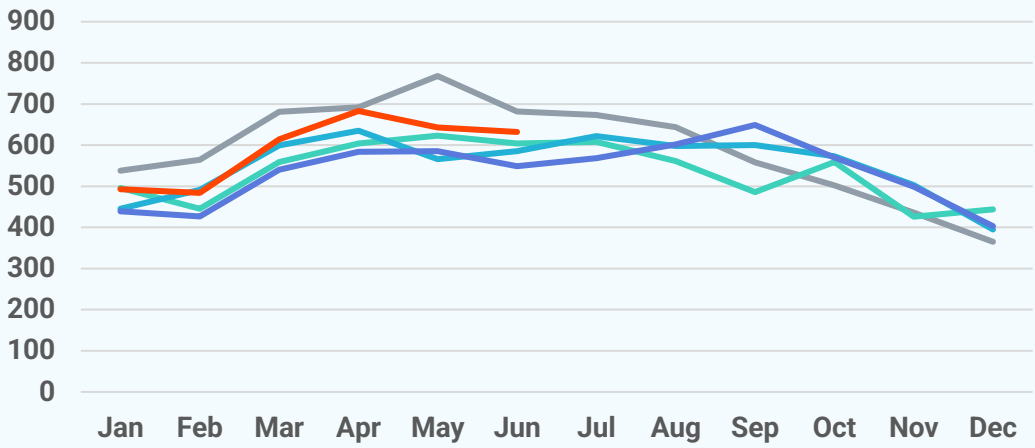
New Pending Sales

2026 2025 2024 2023 2022

632
June 2026

+15.1%
Jun '26 vs. Jun '25
(Jun '25: 549)

-1.7%
Jun '26 vs. May '26
(May '26: 643)



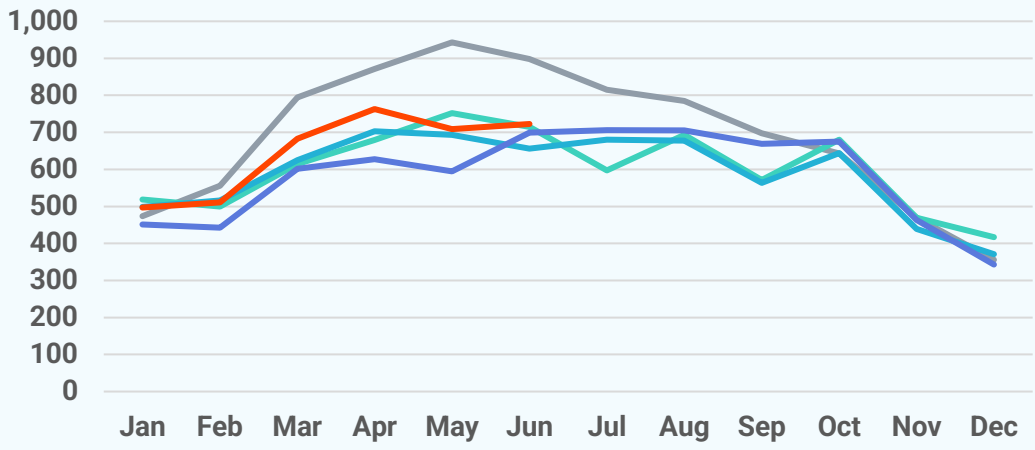
New Listings

2026 2025 2024 2023 2022

723
June 2026

+3.4%
Jun '26 vs. Jun '25
(Jun '25: 699)

+2.0%
Jun '26 vs. May '26
(May '26: 709)



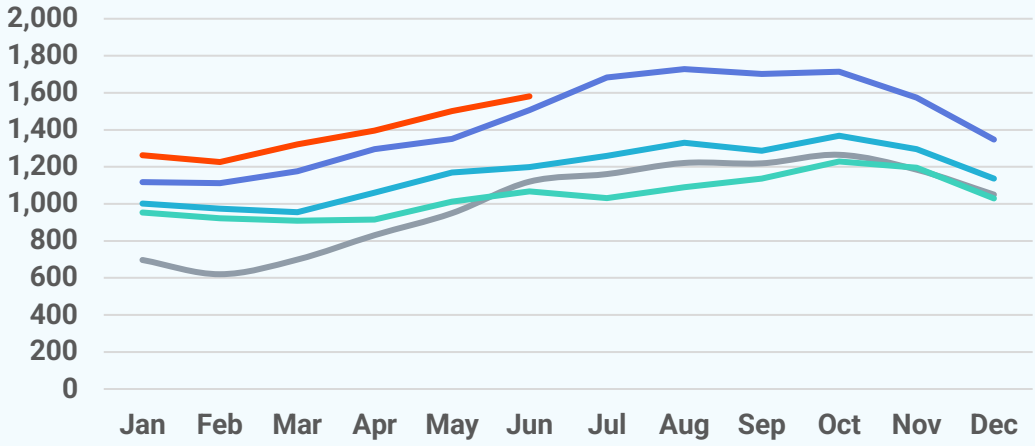
Active Listings

2026 2025 2024 2023 2022

1,581
June 2026

+4.9%
Jun '26 vs. Jun '25
(Jun '25: 1,507)

+5.3%
Jun '26 vs. May '26
(May '26: 1,502)



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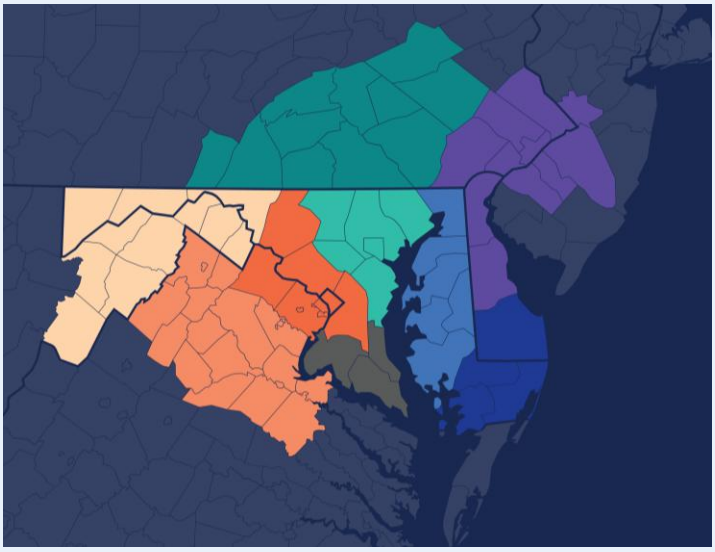


Maryland-West Virginia Panhandle

June 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2026

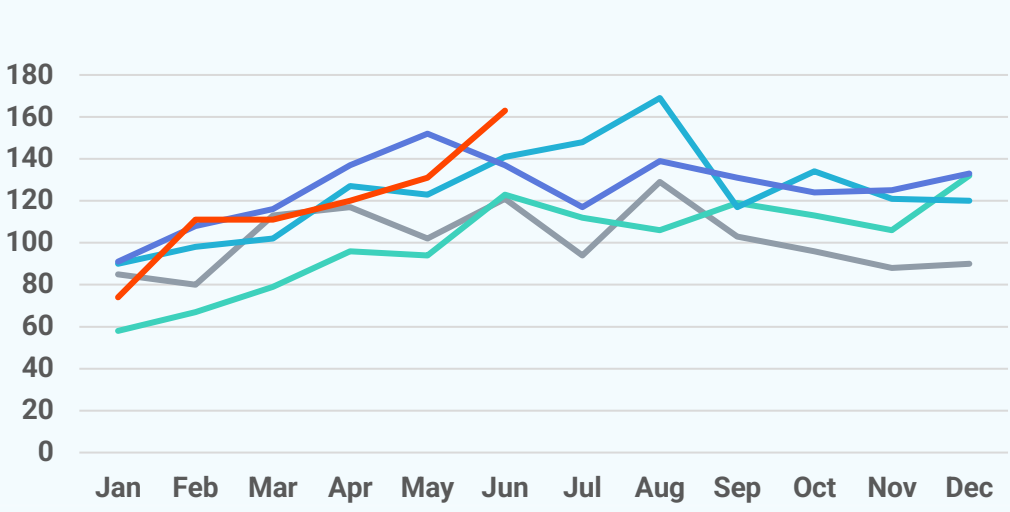
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	163	137	+19.0%
Median Sold Price	$299,000	$291,489	+2.6%
Median Days on Market	17 days	17 days	+0 days
New Pending Sales	147	112	+31.3%
New Listings	176	142	+23.9%
Active Listings	287	224	+28.1%
Months of Supply	2.14	1.62	+0.52 mos.

Closed Sales

163
June 2026

+19.0%
Jun '26 vs. Jun '25
(Jun '25: 137)

+24.4%
Jun '26 vs. May '26
(May '26: 131)



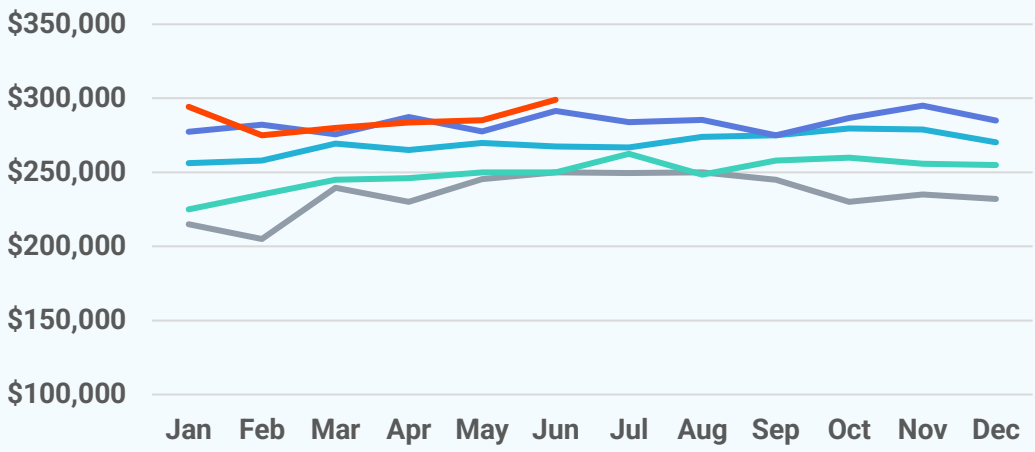
Median Sold Price

2026 2025 2024 2023 2022

$299,000
June 2026

+2.6%
Jun '26 vs. Jun '25
(Jun '25: $291,489)

+4.9%
Jun '26 vs. May '26
(May '26: $285,160)



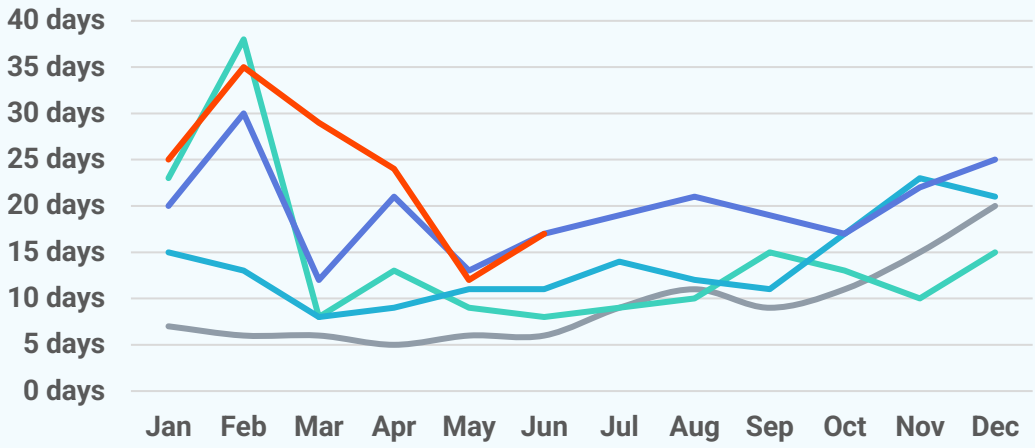
Median Days on Market

2026 2025 2024 2023 2022

17 days
June 2026

+0 days
Jun '26 vs. Jun '25
(Jun '25: 17 days)

+5 days
Jun '26 vs. May '26
(May '26: 12 days)



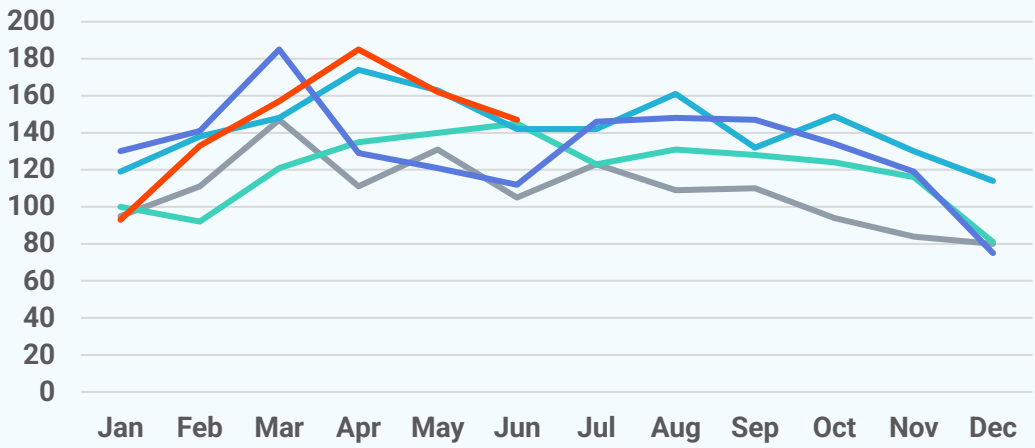
New Pending Sales

2026 2025 2024 2023 2022

147
June 2026

+31.3%
Jun '26 vs. Jun '25
(Jun '25: 112)

-9.3%
Jun '26 vs. May '26
(May '26: 162)



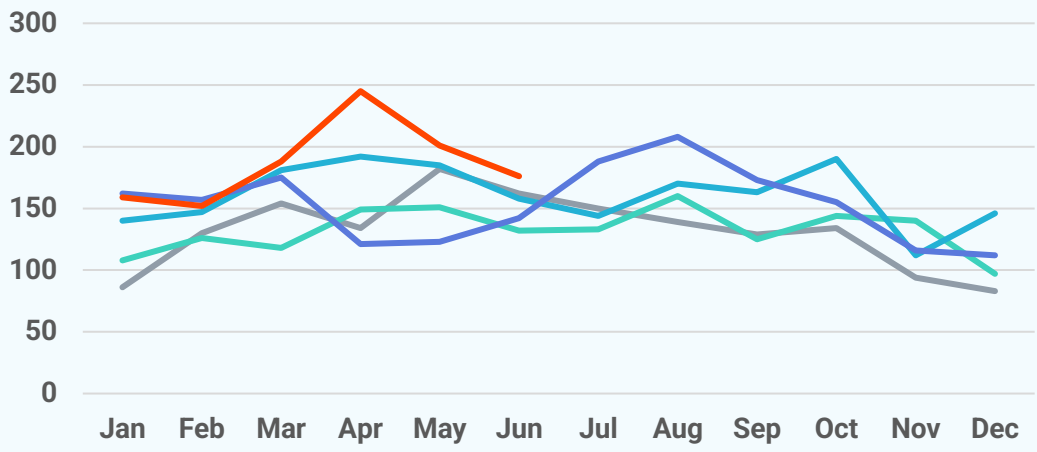
New Listings

2026 2025 2024 2023 2022

176
June 2026

+23.9%
Jun '26 vs. Jun '25
(Jun '25: 142)

-12.4%
Jun '26 vs. May '26
(May '26: 201)



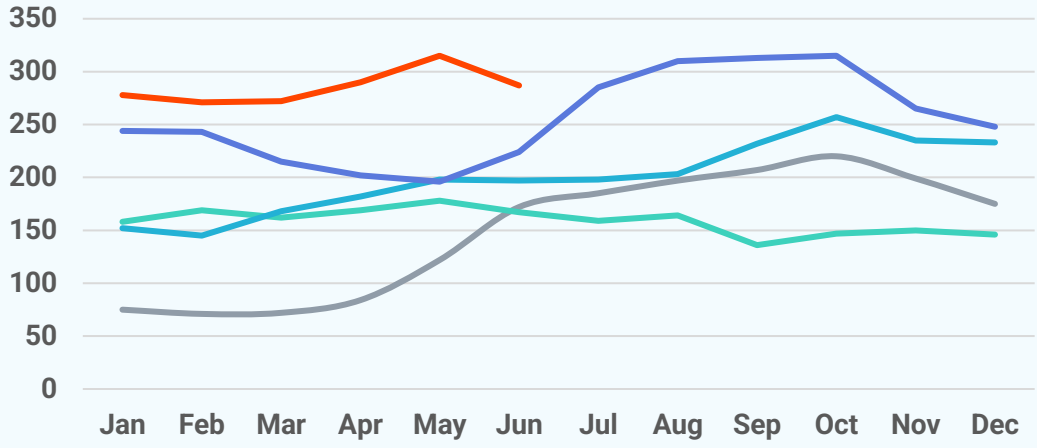
Active Listings

2026 2025 2024 2023 2022

287
June 2026

+28.1%
Jun '26 vs. Jun '25
(Jun '25: 224)

-8.9%
Jun '26 vs. May '26
(May '26: 315)



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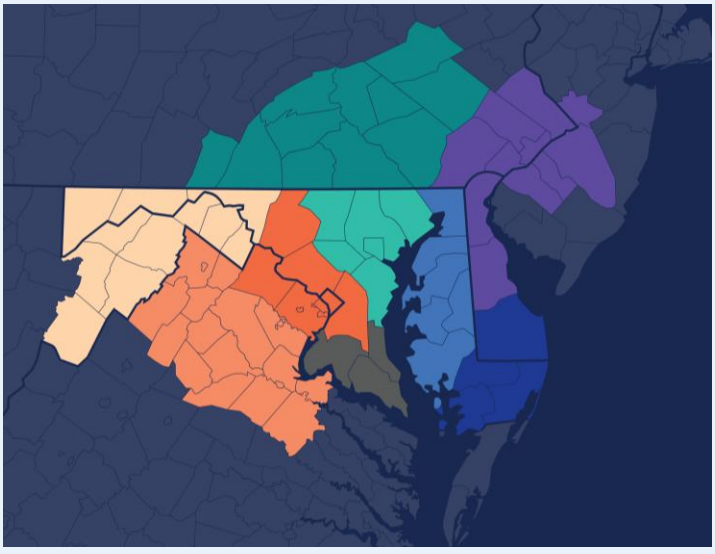


Maryland-West Virginia Panhandle

June 2026 Condos Report

Prepared by Bright Research

Data as of July 7, 2026

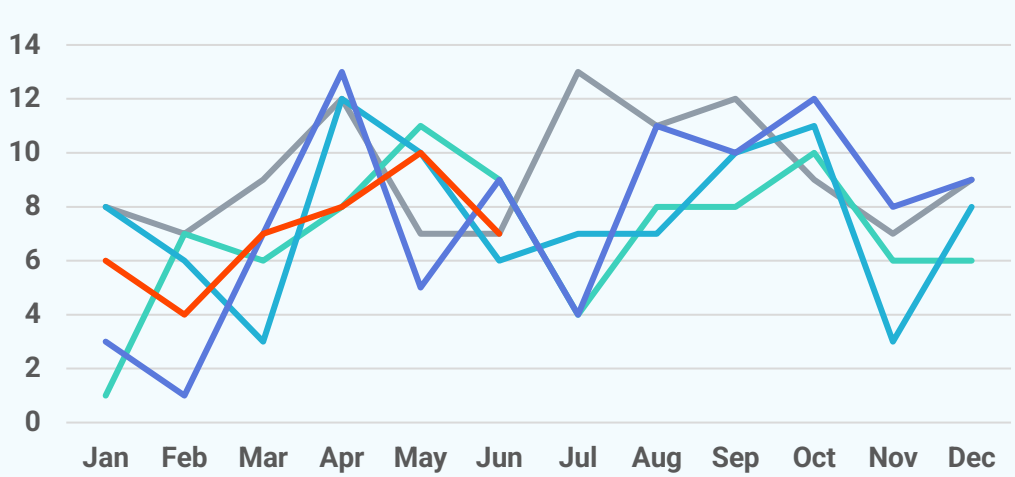
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	7	9	-22.2%
Median Sold Price	$237,000	$285,000	-16.8%
Median Days on Market	11 days	36 days	-25 days
New Pending Sales	8	3	+166.7%
New Listings	7	8	-12.5%
Active Listings	32	44	-27.3%
Months of Supply	4.00	6.29	-2.29 mos.

Closed Sales

7
June 2026

-22.2%
Jun '26 vs. Jun '25
(Jun '25: 9)

-30.0%
Jun '26 vs. May '26
(May '26: 10)



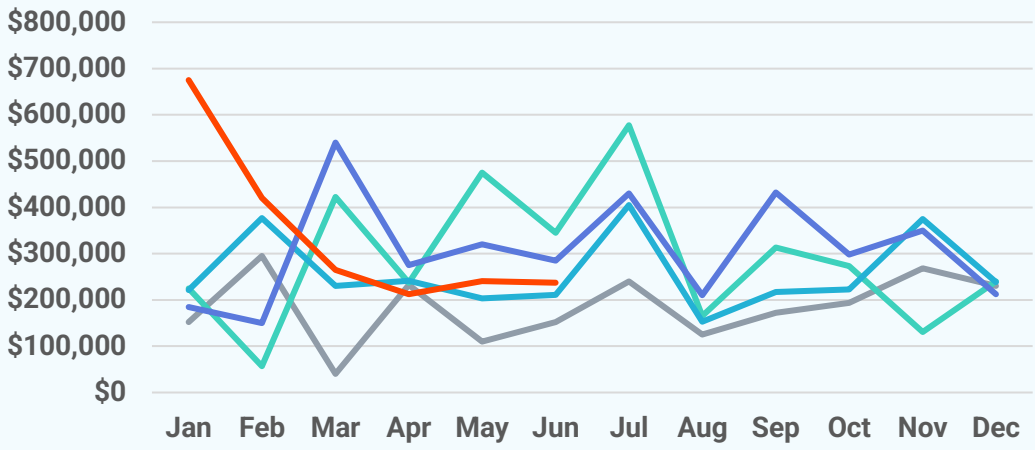
Median Sold Price

2026 2025 2024 2023 2022

$237,000
June 2026

-16.8%
Jun '26 vs. Jun '25
(Jun '25: $285,000)

-1.7%
Jun '26 vs. May '26
(May '26: $241,000)



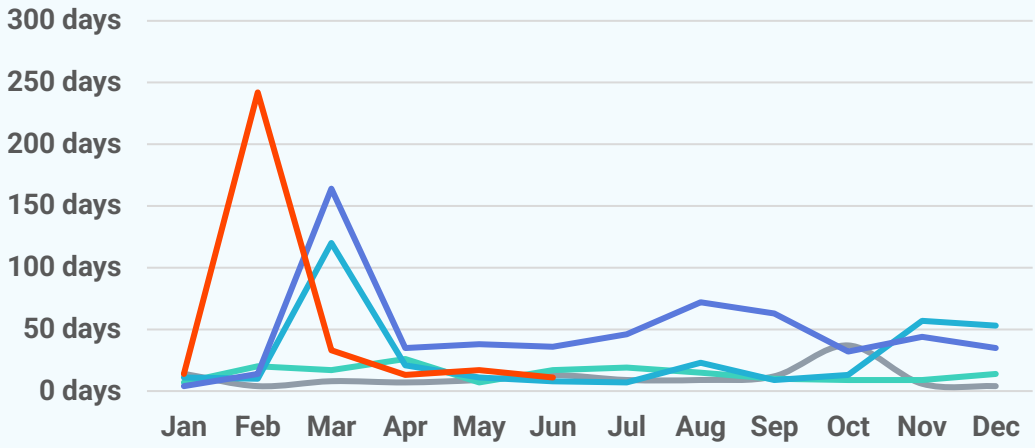
Median Days on Market

2026 2025 2024 2023 2022

11 days
June 2026

-25 days
Jun '26 vs. Jun '25
(Jun '25: 36 days)

-6 days
Jun '26 vs. May '26
(May '26: 17 days)



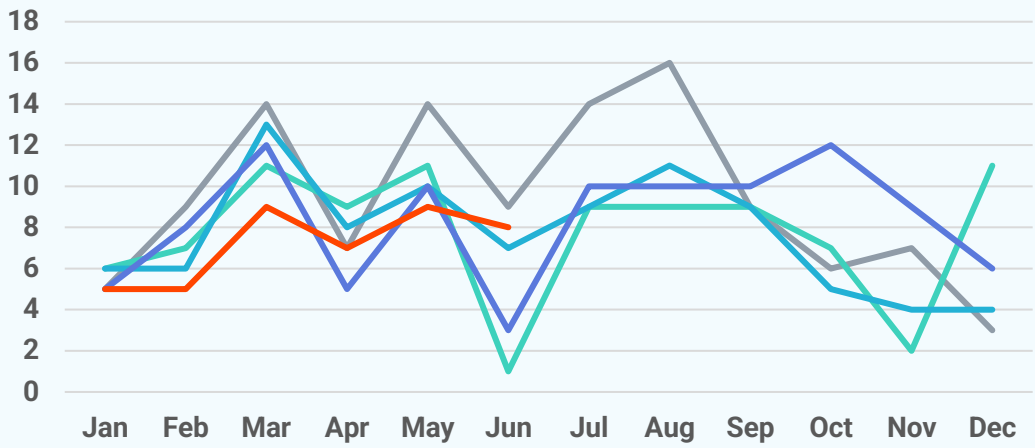
New Pending Sales

2026 2025 2024 2023 2022

8
June 2026

+166.7%
Jun '26 vs. Jun '25
(Jun '25: 3)

-11.1%
Jun '26 vs. May '26
(May '26: 9)



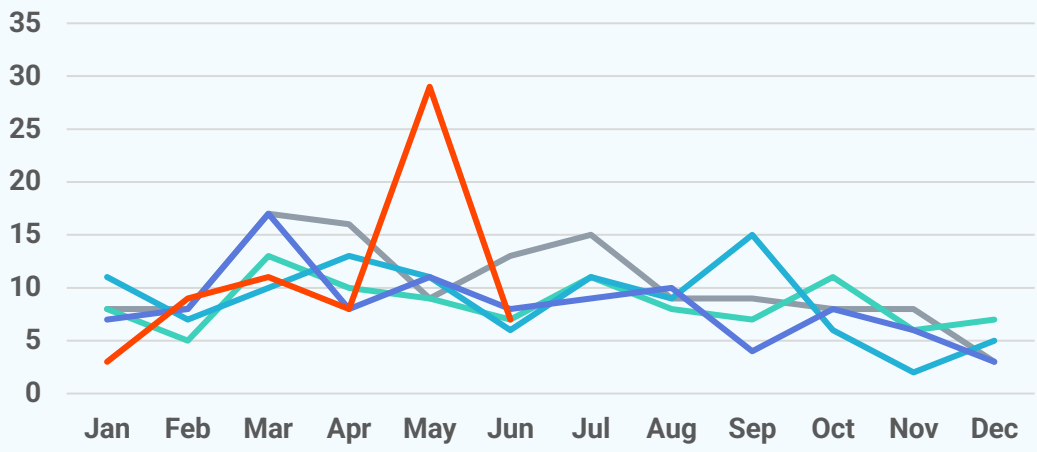
New Listings

2026 2025 2024 2023 2022

7
June 2026

-12.5%
Jun '26 vs. Jun '25
(Jun '25: 8)

-75.9%
Jun '26 vs. May '26
(May '26: 29)



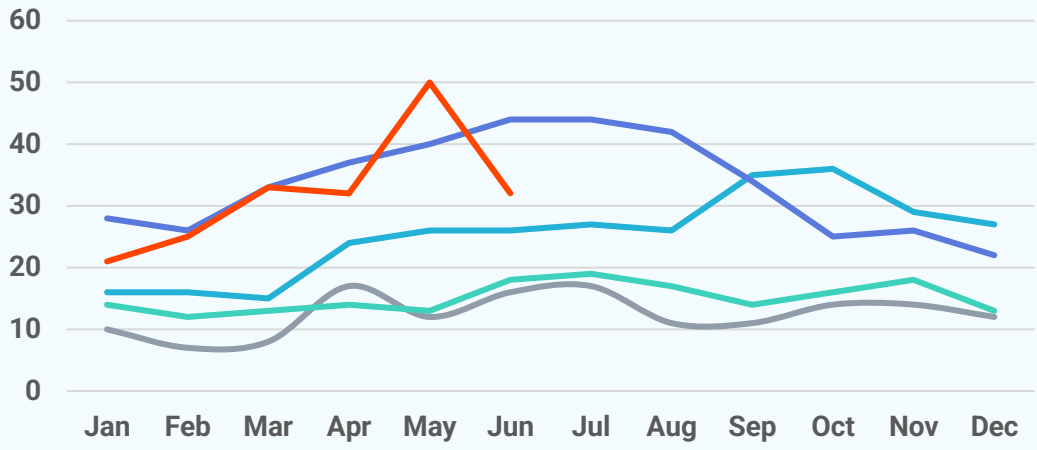
Active Listings

2026 2025 2024 2023 2022

32
June 2026

-27.3%
Jun '26 vs. Jun '25
(Jun '25: 44)

-36.0%
Jun '26 vs. May '26
(May '26: 50)



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**.

