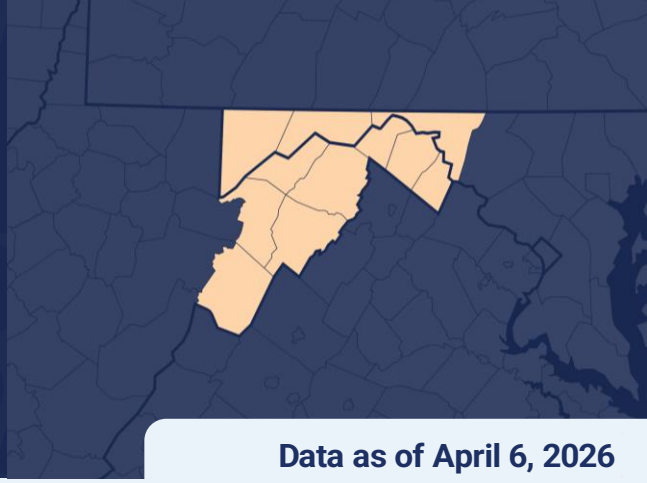
MD/WV Panhandle

March 2026 Housing Market Report

Prepared by Bright Research



Data as of April 6, 2026

Key Market Statistics	Mar 2026	Mar 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	577	560	+3.0%	1,593	1,526	+4.4%
Median Sold Price	$337,700	$317,000	+6.5%	$320,380	$313,500	+2.2%
Median Days on Market	34 days	24 days	+10 days	36 days	26 days	+10 days
New Pending Sales	781	738	+5.8%	1,949	1,845	+5.6%
New Listings	883	794	+11.2%	2,412	2,177	+10.8%
Active Listings	1,626	1,425	+14.1%	1,626	1,425	+14.1%
Months of Supply	2.50	2.20	+0.3 mos.	2.50	2.20	+0.3 mos.
Showings	10,658	9,621	+10.8%	26,412	23,981	+10.1%

Housing Market Trends

Housing market blooms with more buyers and sellers. The Maryland/West Virginia Panhandle has been a bright spot in the Mid-Atlantic region, with more new listings and closed sales in 2026. In March specifically, sellers listed 11.2% more homes compared to a year ago.

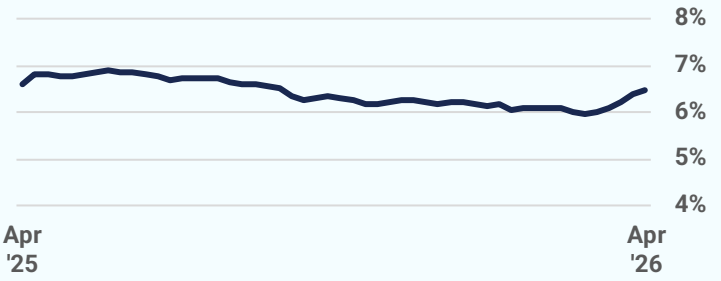
Buyers have more choices and there has been an uptick in activity. Closed sales were 3.0% higher in March and are up 4.4% year-to-date. New pending sales increased 5.8% in March pointing to promising closed sales next month. While Berkley County, WV did have fewer new pending sales, the other large counties of Jefferson, WV and Washington, MD had gains.

Mortgage rates increased throughout March, starting near 6% and ending around 6.5%. Yet buyers continued to show interest with 10.8% more showings than a year ago. Part of this can be attributed to the rise in inventory, which was up 14.1% year-over-year.

Market Outlook

Currently it looks like the Maryland/West Virginia Panhandle will have stronger activity continuing through the spring. Sellers are listing and buyers are scheduling appointments and putting in contracts. Activity, though improved, could be hampered by headwinds such as affordability constraints, inflation, and uncertainty related to the Iran conflict.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

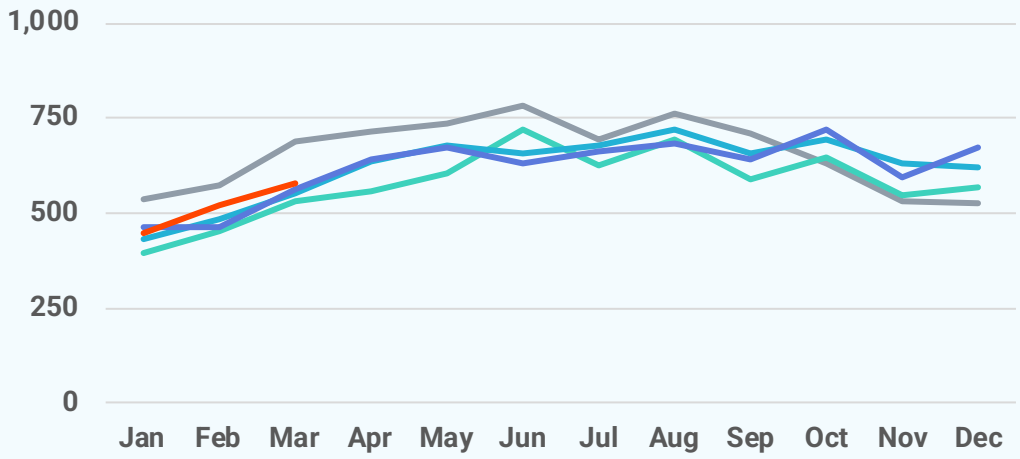
Closed Sales

2026 2025 2024 2023 2022

577
March 2026

+3.0%
Mar '26 vs. Mar '25
(Mar '25: 560)

+10.5%
Mar '26 vs. Feb '26
(Feb '26: 522)



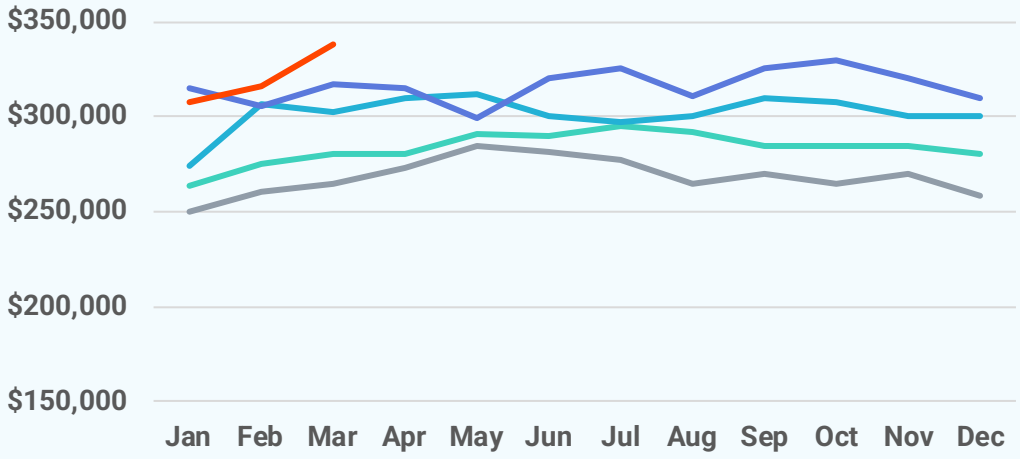
Median Sold Price

2026 2025 2024 2023 2022

$337,700
March 2026

+6.5%
Mar '26 vs. Mar '25
(Mar '25: $317,000)

+6.9%
Mar '26 vs. Feb '26
(Feb '26: $315,900)



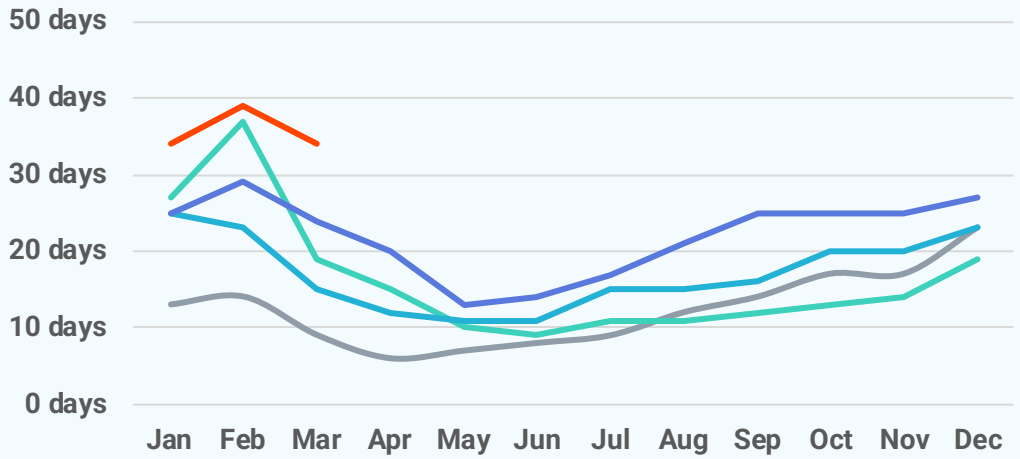
Median Days on Market

2026 2025 2024 2023 2022

34 days
March 2026

+10 days
Mar '26 vs. Mar '25
(Mar '25: 24 days)

-5 days
Mar '26 vs. Feb '26
(Feb '26: 39 days)

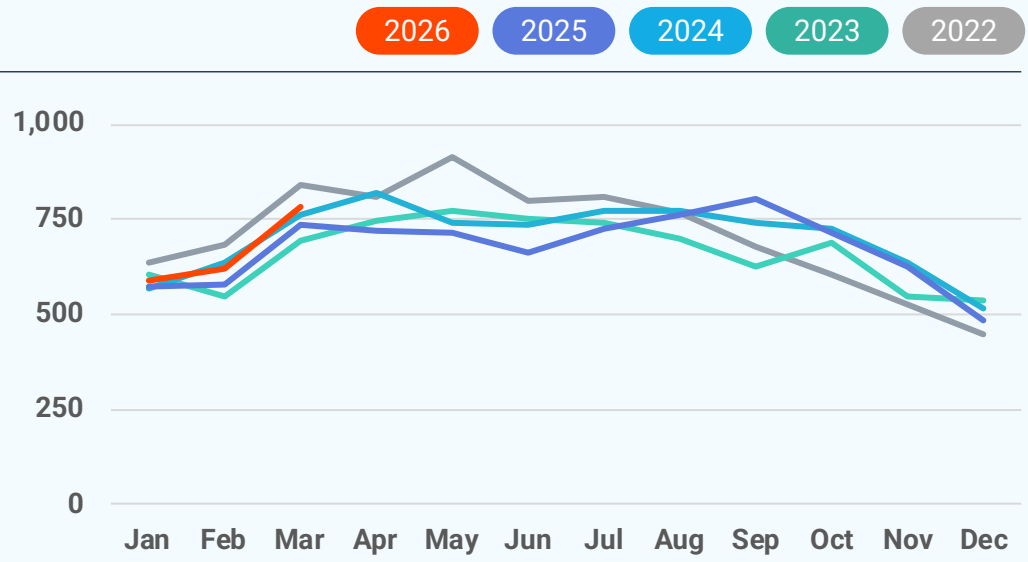


New Pending Sales

781
March 2026

+5.8%
Mar '26 vs. Mar '25
(Mar '25: 738)

+25.6%
Mar '26 vs. Feb '26
(Feb '26: 622)

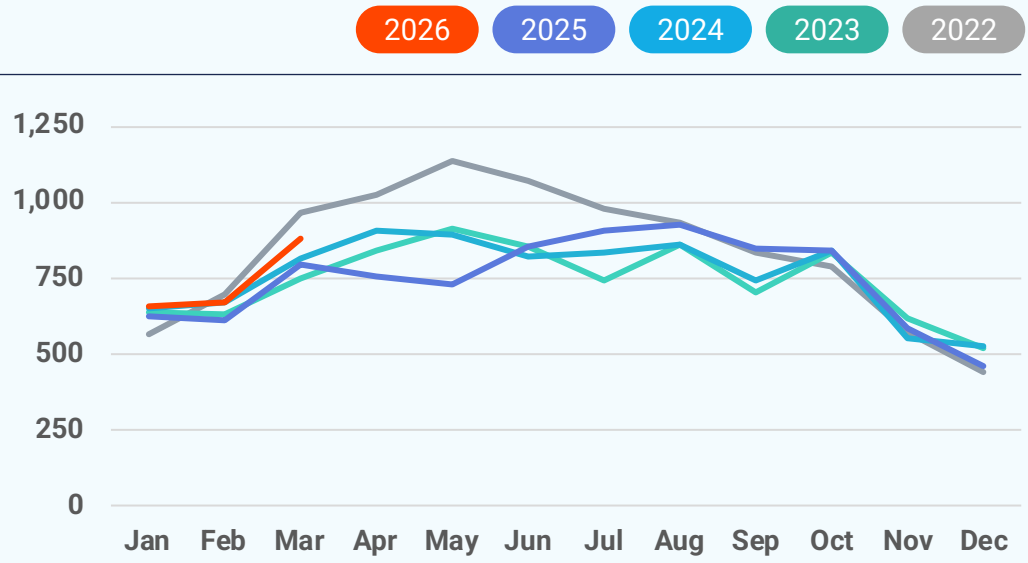


New Listings

883
March 2026

+11.2%
Mar '26 vs. Mar '25
(Mar '25: 794)

+31.4%
Mar '26 vs. Feb '26
(Feb '26: 672)

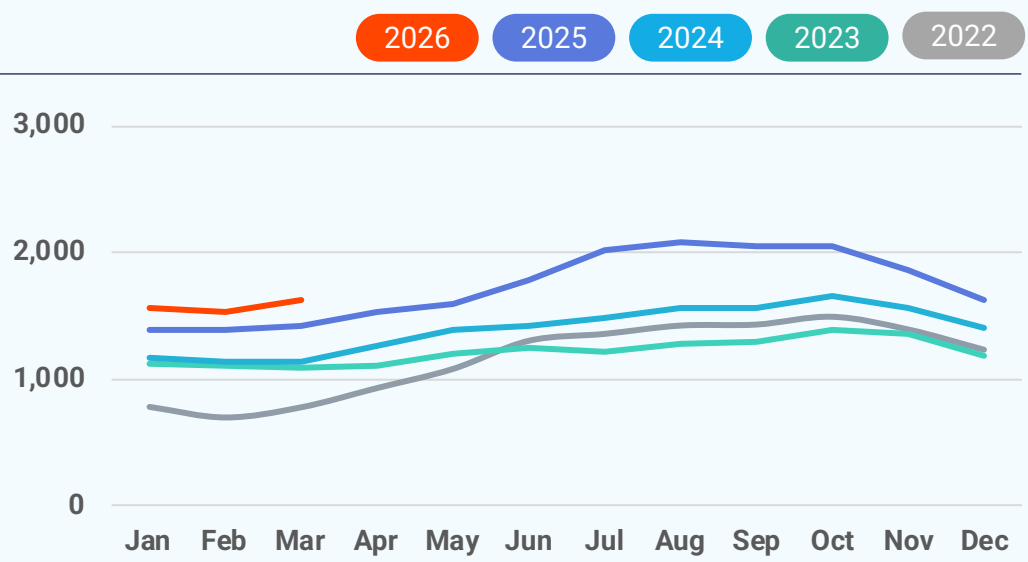


Active Listings

1,626
March 2026

+14.1%
Mar '26 vs. Mar '25
(Mar '25: 1,425)

+6.8%
Mar '26 vs. Feb '26
(Feb '26: 1,522)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
MD/WV Panhandle	577	+3.0%	$337,700	+6.5%	34 days	+10 days
Allegany County, MD	40	-2.4%	$175,000	+11.5%	37 days	-30 days
Berkeley County, WV	229	+13.9%	$327,000	+6.2%	26 days	+12 days
Garrett County, MD	25	-32.4%	$567,500	+12.8%	86 days	-4 days
Grant County, WV	8	+14.3%	$177,000	-6.8%	79 days	+53 days
Hampshire County, WV	13	-13.3%	$250,000	+1.2%	31 days	+8 days
Hardy County, WV	10	+150.0%	$321,750	+98.0%	27 days	-31 days
Jefferson County, WV	95	+3.3%	$405,000	+1.3%	42 days	+27 days
Mineral County, WV	11	-21.4%	$235,000	+19.3%	26 days	+5 days
Morgan County, WV	27	+58.8%	$329,000	-1.8%	77 days	-22 days
Pendleton County, WV	3	+0.0%	$314,000	+109.3%	138 days	+46 days
Washington County, MD	116	-10.1%	$352,625	+6.9%	36 days	+10 days

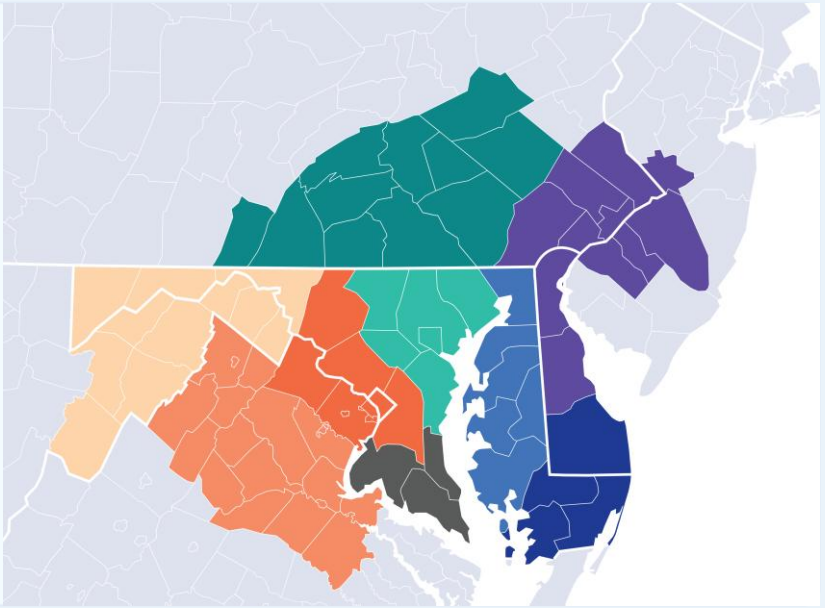
Local Markets	New Pending Sales		New Listings		Showings	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
MD/WV Panhandle	781	+5.8%	883	+11.2%	10,658	+10.8%
Allegany County, MD	64	-4.5%	85	+10.4%	873	-13.7%
Berkeley County, WV	253	-4.5%	259	-1.9%	3,144	+6.4%
Garrett County, MD	31	-22.5%	50	-19.4%	558	+6.9%
Grant County, WV	8	+166.7%	8	+60.0%	20	-4.8%
Hampshire County, WV	28	+27.3%	30	+3.4%	334	+62.9%
Hardy County, WV	10	-23.1%	21	+10.5%	108	+47.9%
Jefferson County, WV	155	+33.6%	191	+51.6%	1,885	+43.7%
Mineral County, WV	23	+43.8%	13	-18.8%	182	-8.1%
Morgan County, WV	36	+24.1%	27	+0.0%	571	+4.0%
Pendleton County, WV	3	-40.0%	11	+120.0%	9	+200.0%
Washington County, MD	170	+4.9%	188	+14.6%	2,974	+7.4%

Local Markets

	Active Listings		Months of Supply	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
MD/WV Panhandle	1,626	+14.1%	2.50	+0.3 months
Allegany County, MD	205	+21.3%	3.80	+0.98 months
Berkeley County, WV	343	+2.1%	1.57	+0.07 months
Garrett County, MD	183	-9.0%	4.69	-0.89 months
Grant County, WV	18	-10.0%	4.50	-0.5 months
Hampshire County, WV	63	+31.3%	3.00	+0.6 months
Hardy County, WV	33	-2.9%	3.00	-0.4 months
Jefferson County, WV	271	+19.4%	2.26	+0.2 months
Mineral County, WV	35	-7.9%	2.06	-0.32 months
Morgan County, WV	64	-11.1%	2.21	-0.79 months
Pendleton County, WV	36	+111.8%	12.00	+7.75 months
Washington County, MD	375	+42.6%	2.93	+1 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

March 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of April 6, 2026

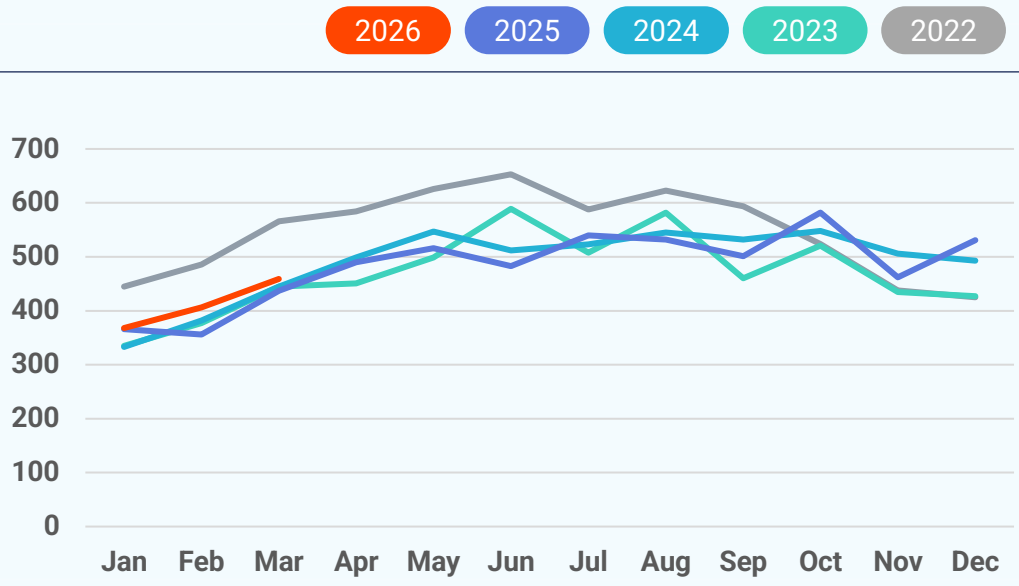
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	459	437	+5.0%
Median Sold Price	$360,000	$337,460	+6.7%
Median Days on Market	35 days	25 days	+10 days
New Pending Sales	614	540	+13.7%
New Listings	683	602	+13.5%
Active Listings	1,321	1,177	+12.2%
Months of Supply	2.61	2.33	+0.28 mos.

Closed Sales

459
March 2026

+5.0%
Mar '26 vs. Mar '25
(Mar '25: 437)

+13.1%
Mar '26 vs. Feb '26
(Feb '26: 406)



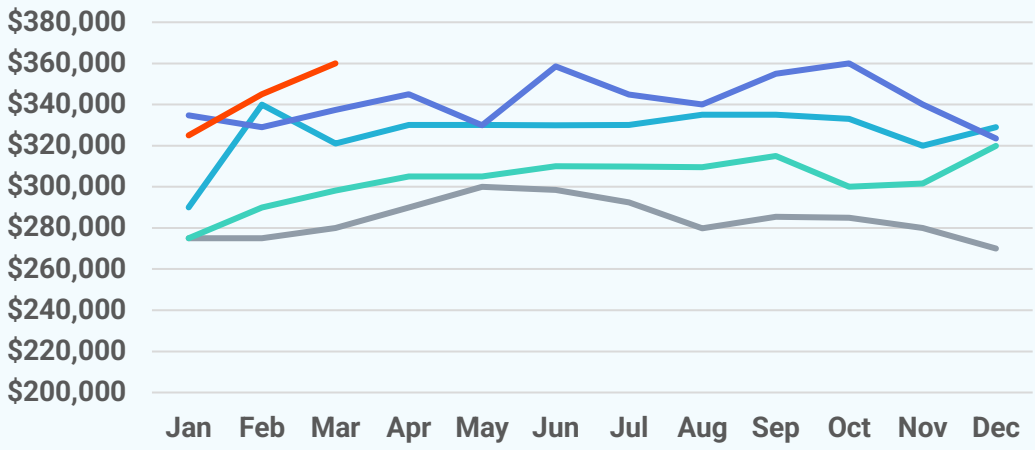
Median Sold Price

2026 2025 2024 2023 2022

$360,000
March 2026

+6.7%
Mar '26 vs. Mar '25
(Mar '25: $337,460)

+4.3%
Mar '26 vs. Feb '26
(Feb '26: $345,000)



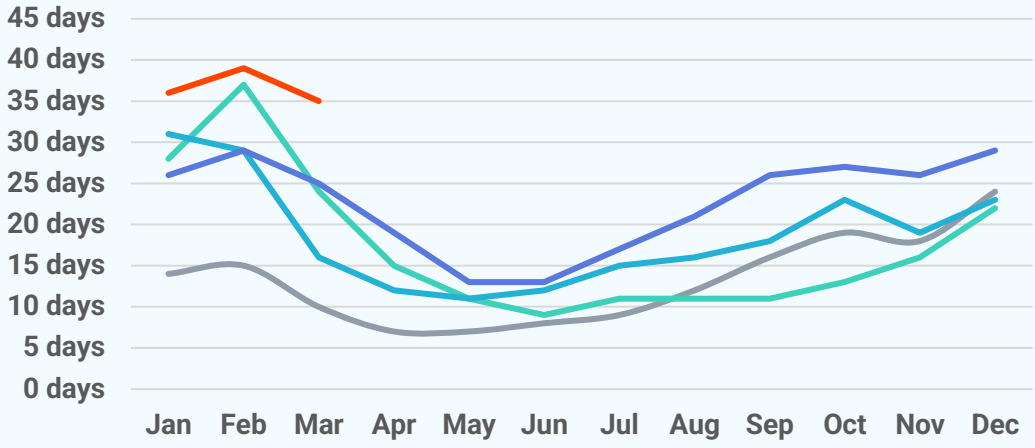
Median Days on Market

2026 2025 2024 2023 2022

35 days
March 2026

+10 days
Mar '26 vs. Mar '25
(Mar '25: 25 days)

-4 days
Mar '26 vs. Feb '26
(Feb '26: 39 days)



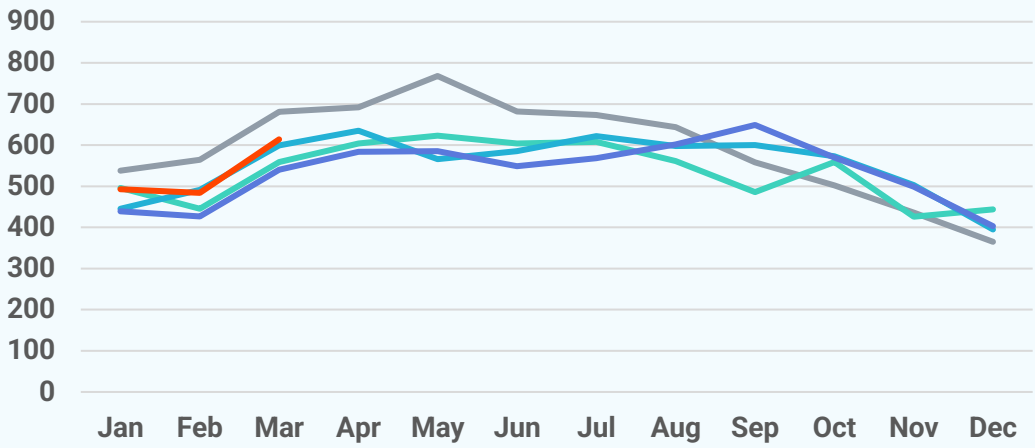
New Pending Sales

2026 2025 2024 2023 2022

614
March 2026

+13.7%
Mar '26 vs. Mar '25
(Mar '25: 540)

+26.9%
Mar '26 vs. Feb '26
(Feb '26: 484)



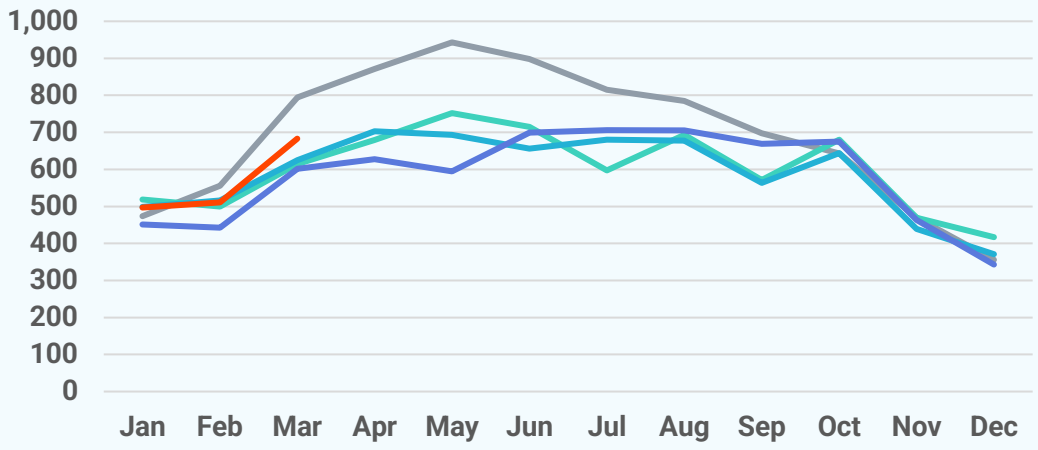
New Listings

2026 2025 2024 2023 2022

683
March 2026

+13.5%
Mar '26 vs. Mar '25
(Mar '25: 602)

+33.7%
Mar '26 vs. Feb '26
(Feb '26: 511)



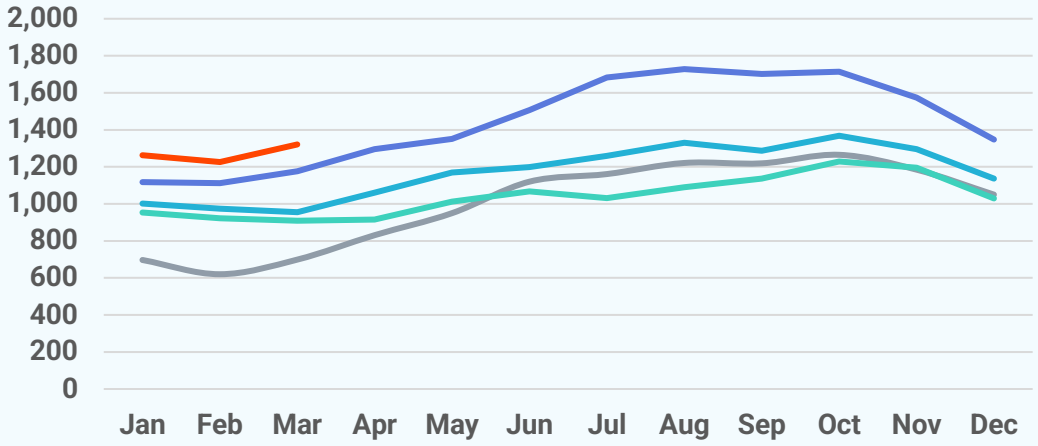
Active Listings

2026 2025 2024 2023 2022

1,321
March 2026

+12.2%
Mar '26 vs. Mar '25
(Mar '25: 1,177)

+7.7%
Mar '26 vs. Feb '26
(Feb '26: 1,226)



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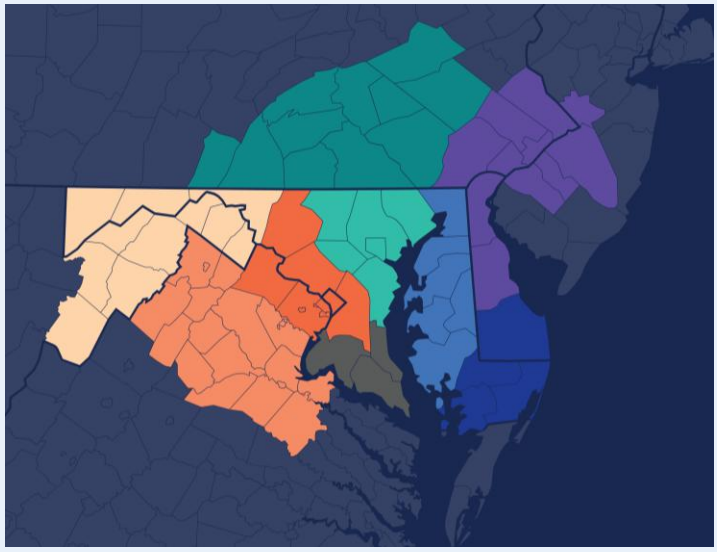


Maryland-West Virginia Panhandle

March 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 6, 2026

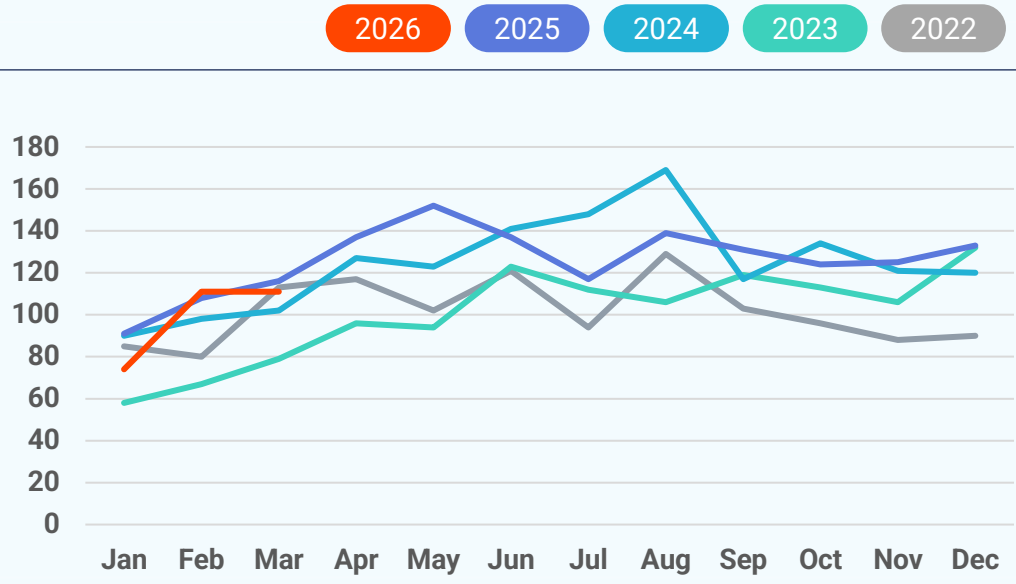
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	111	116	-4.3%
Median Sold Price	$280,000	$275,740	+1.5%
Median Days on Market	29 days	12 days	+17 days
New Pending Sales	157	185	-15.1%
New Listings	188	175	+7.4%
Active Listings	272	215	+26.5%
Months of Supply	2.00	1.62	+0.38 mos.

Closed Sales

111
March 2026

-4.3%
Mar '26 vs. Mar '25
(Mar '25: 116)

+0.0%
Mar '26 vs. Feb '26
(Feb '26: 111)



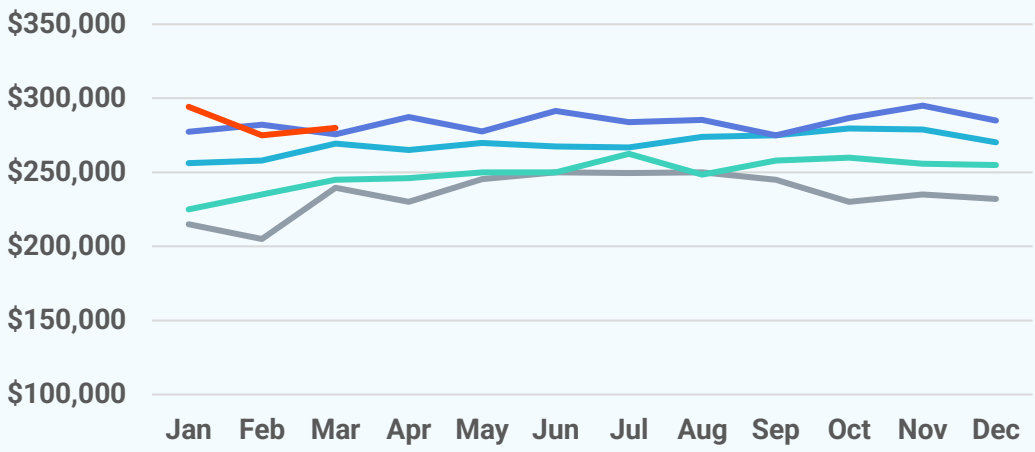
Median Sold Price

2026 2025 2024 2023 2022

$280,000
March 2026

+1.5%
Mar '26 vs. Mar '25
(Mar '25: $275,740)

+1.8%
Mar '26 vs. Feb '26
(Feb '26: $275,000)



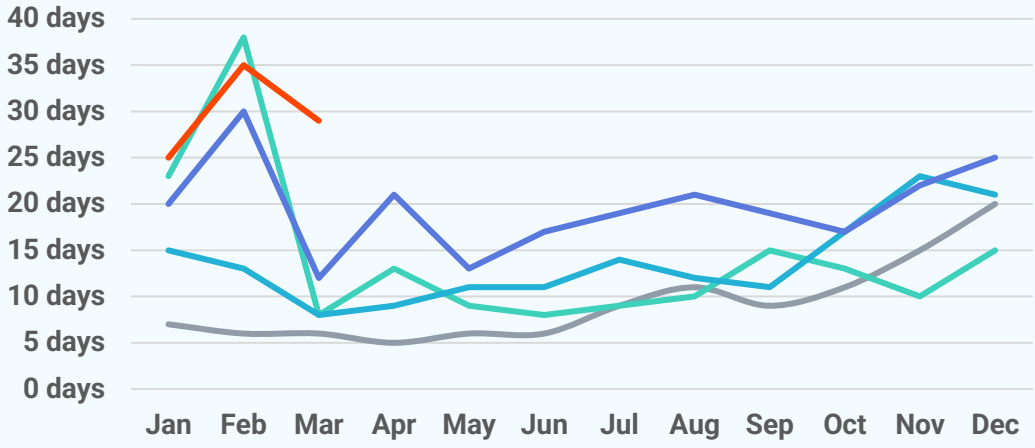
Median Days on Market

2026 2025 2024 2023 2022

29 days
March 2026

+17 days
Mar '26 vs. Mar '25
(Mar '25: 12 days)

-6 days
Mar '26 vs. Feb '26
(Feb '26: 35 days)



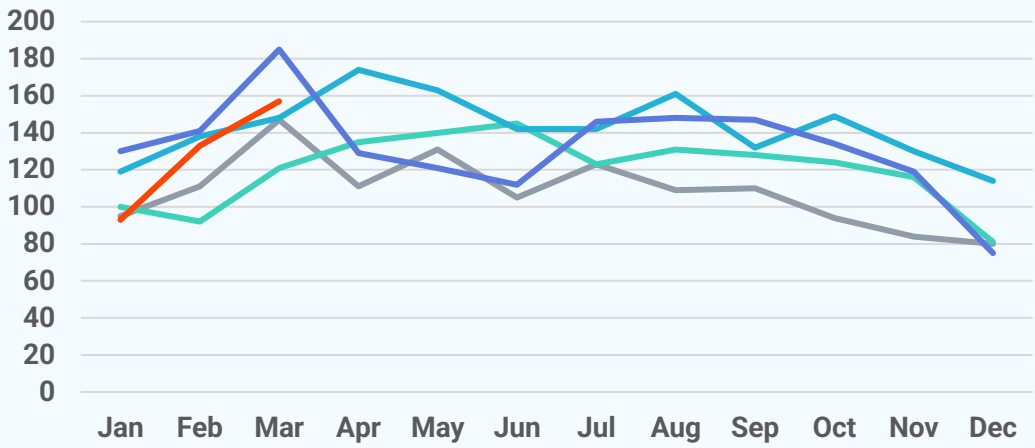
New Pending Sales

2026 2025 2024 2023 2022

157
March 2026

-15.1%
Mar '26 vs. Mar '25
(Mar '25: 185)

+18.0%
Mar '26 vs. Feb '26
(Feb '26: 133)



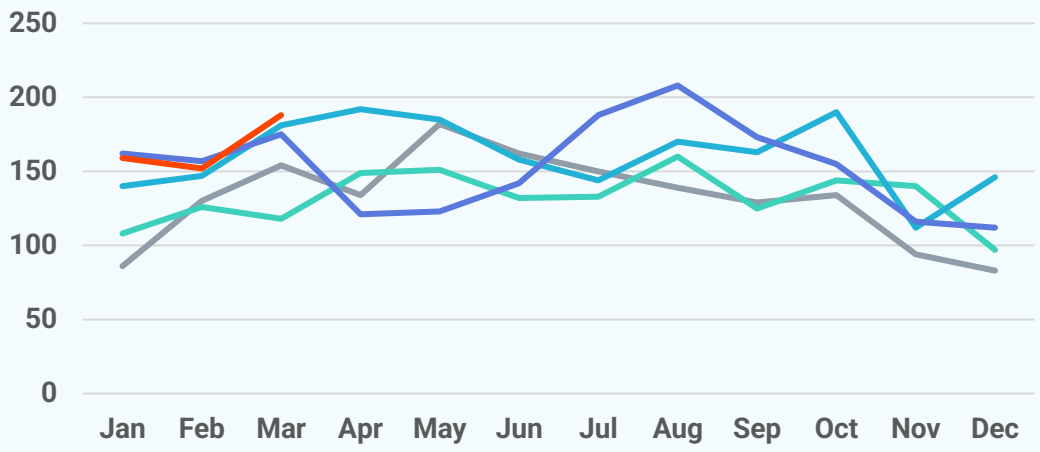
New Listings

2026 2025 2024 2023 2022

188
March 2026

+7.4%
Mar '26 vs. Mar '25
(Mar '25: 175)

+23.7%
Mar '26 vs. Feb '26
(Feb '26: 152)



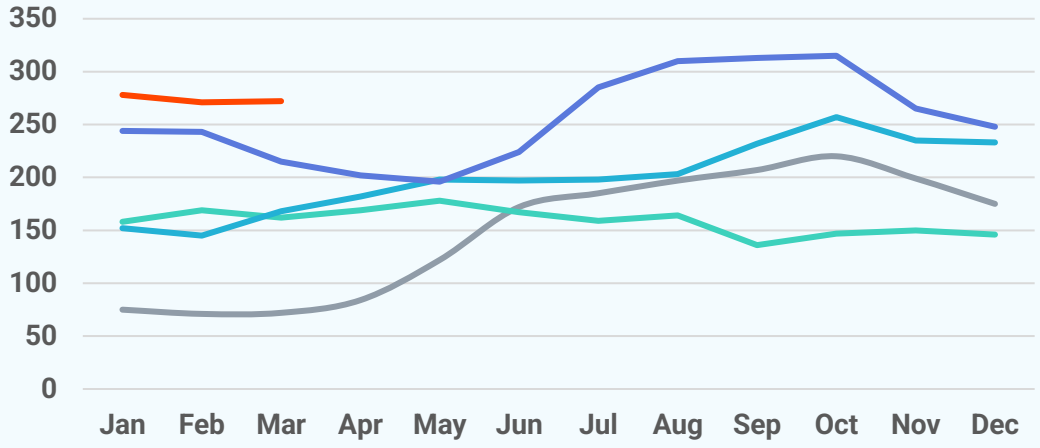
Active Listings

2026 2025 2024 2023 2022

272
March 2026

+26.5%
Mar '26 vs. Mar '25
(Mar '25: 215)

+0.4%
Mar '26 vs. Feb '26
(Feb '26: 271)



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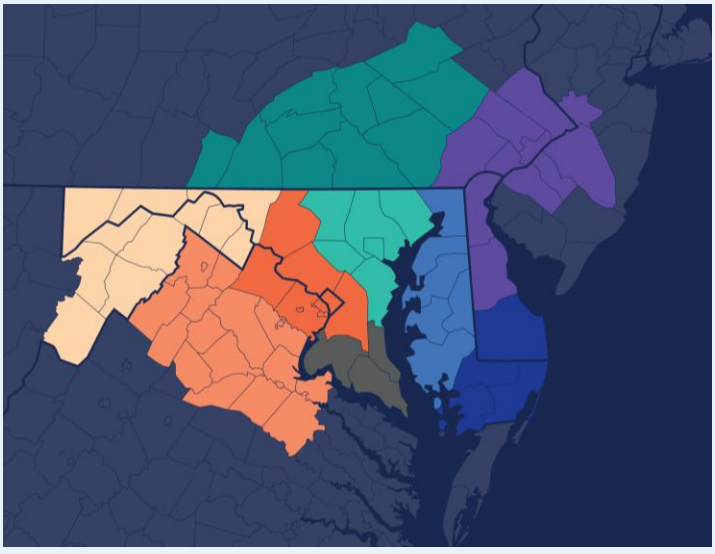


Maryland-West Virginia Panhandle

March 2026 Condos Report

Prepared by Bright Research

Data as of April 6, 2026

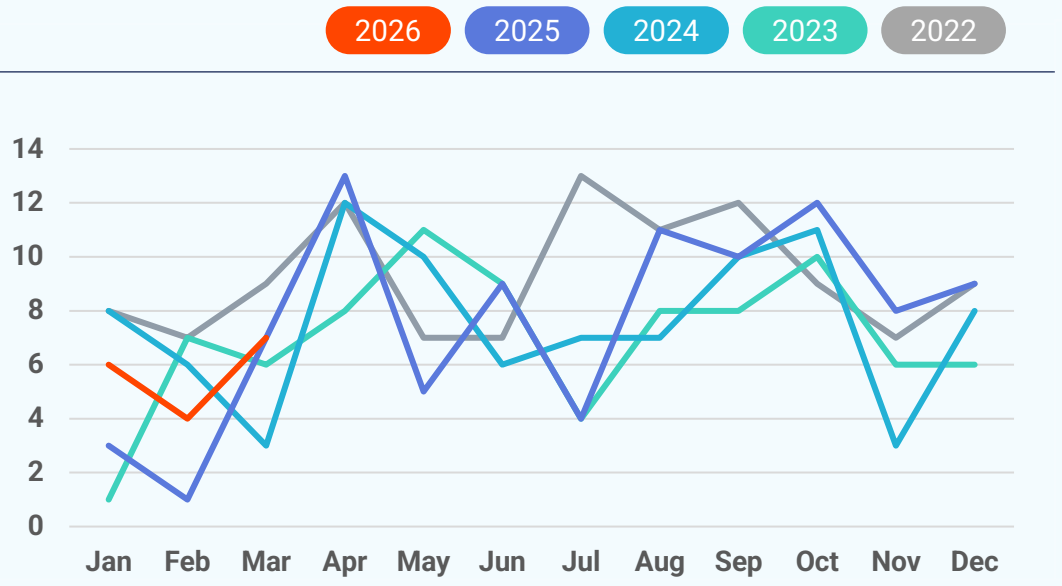
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	7	7	+0.0%
Median Sold Price	$265,000	$540,000	-50.9%
Median Days on Market	33 days	164 days	-131 days
New Pending Sales	9	12	-25.0%
New Listings	11	17	-35.3%
Active Listings	33	33	+0.0%
Months of Supply	4.13	4.71	-0.58 mos.

Closed Sales

7
March 2026

+0.0%
Mar '26 vs. Mar '25
(Mar '25: 7)

+75.0%
Mar '26 vs. Feb '26
(Feb '26: 4)



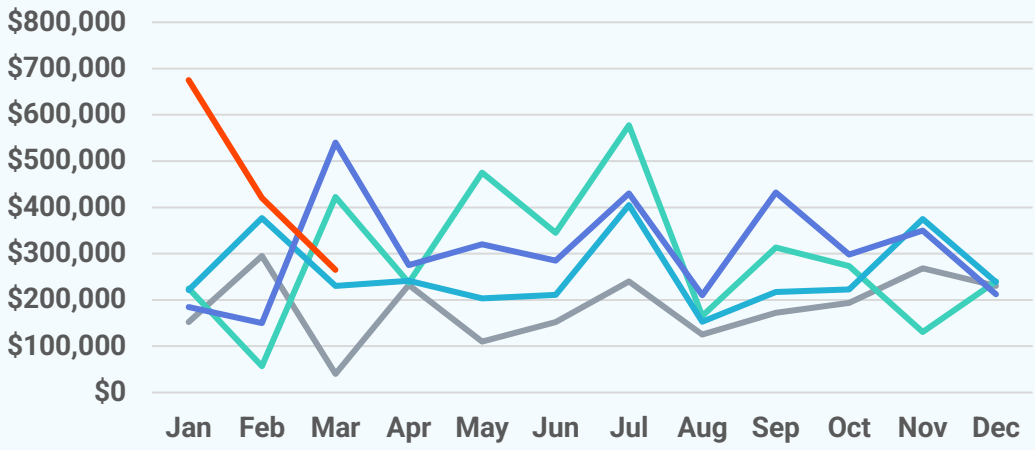
Median Sold Price

2026 2025 2024 2023 2022

$265,000
March 2026

-50.9%
Mar '26 vs. Mar '25
(Mar '25: $540,000)

-37.0%
Mar '26 vs. Feb '26
(Feb '26: $420,750)



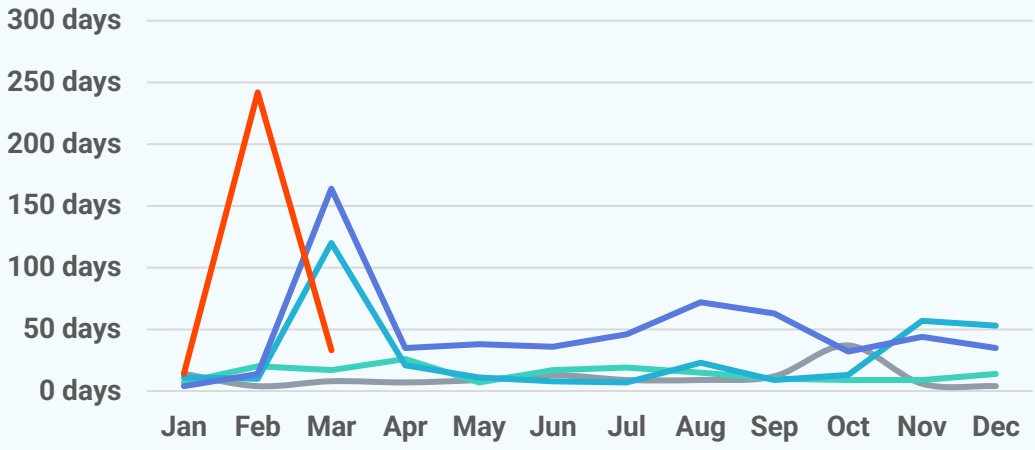
Median Days on Market

2026 2025 2024 2023 2022

33 days
March 2026

-131 days
Mar '26 vs. Mar '25
(Mar '25: 164 days)

-209 days
Mar '26 vs. Feb '26
(Feb '26: 242 days)



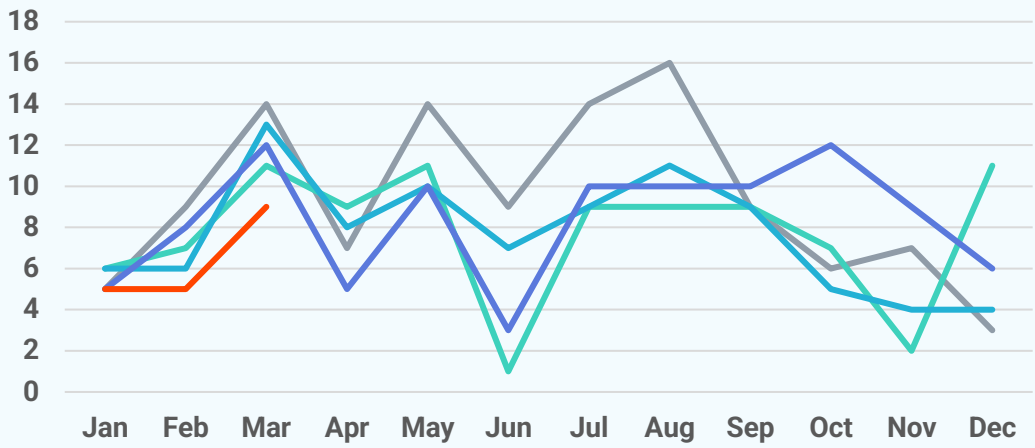
New Pending Sales

2026 2025 2024 2023 2022

9
March 2026

-25.0%
Mar '26 vs. Mar '25
(Mar '25: 12)

+80.0%
Mar '26 vs. Feb '26
(Feb '26: 5)



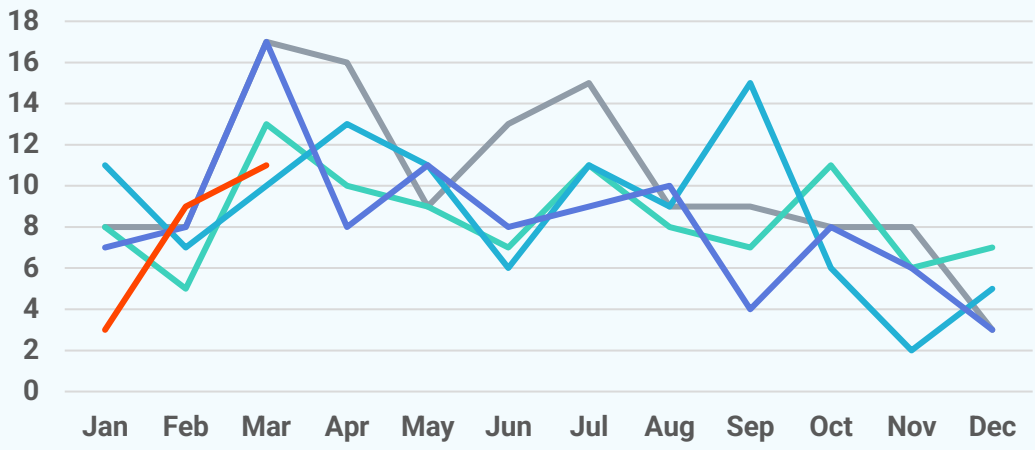
New Listings

2026 2025 2024 2023 2022

11
March 2026

-35.3%
Mar '26 vs. Mar '25
(Mar '25: 17)

+22.2%
Mar '26 vs. Feb '26
(Feb '26: 9)



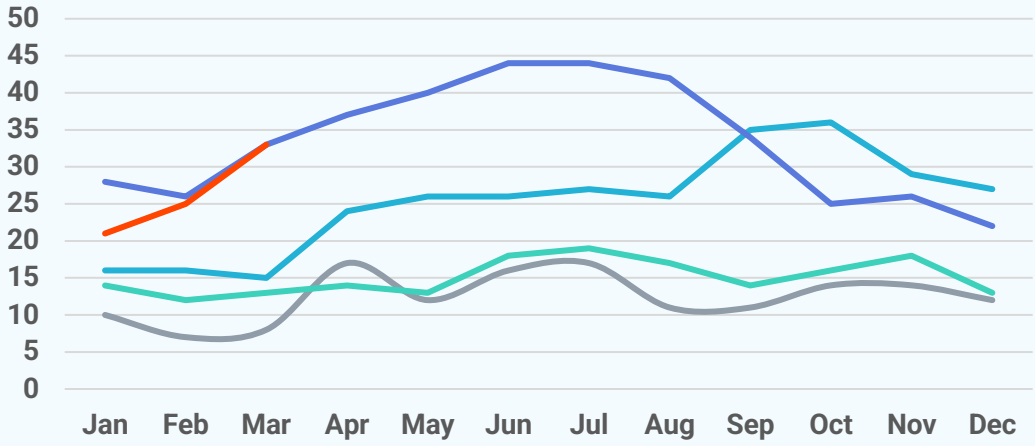
Active Listings

2026 2025 2024 2023 2022

33
March 2026

+0.0%
Mar '26 vs. Mar '25
(Mar '25: 33)

+32.0%
Mar '26 vs. Feb '26
(Feb '26: 25)



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**.

