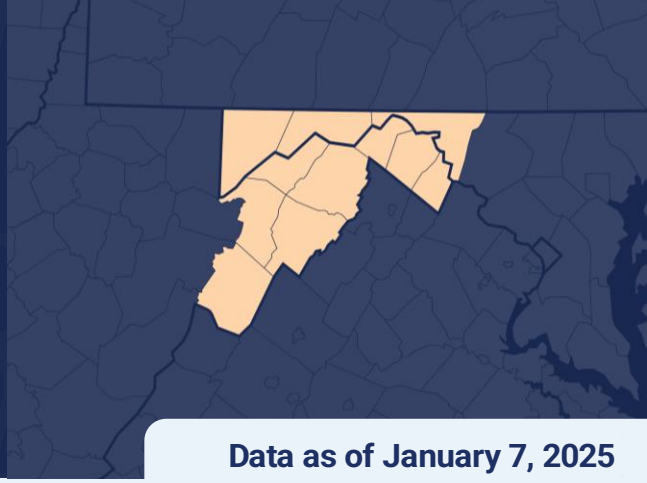
MD/WV Panhandle

December 2025 Housing Market Report

Prepared by Bright Research



Data as of January 7, 2025

Key Market Statistics	Dec 2025	Dec 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	673	621	+8.4%	7,723	7,709	+0.2%
Median Sold Price	$309,900	$300,000	+3.3%	$315,000	$300,496	+4.8%
Median Days on Market	27 days	23 days	+4 days	22 days	16 days	+6 days
New Pending Sales	486	513	-5.3%	7,754	7,895	-1.8%
New Listings	458	523	-12.4%	10,367	10,051	+3.1%
Active Listings	1,617	1,396	+15.8%	1,617	1,396	+15.8%
Months of Supply	2.51	2.17	+0.34 mos.	2.51	2.17	+0.34 mos.
Showings	6,235	6,022	+3.5%	107,017	103,727	+3.2%

Housing Market Trends

Steady sales for the Maryland/West Virginia Panhandle suggest a promising 2026. The year ended with strong monthly gains in December 2025 with 673 closed sales, 8.4% higher than last year. Yet overall transactions were only slightly ahead of 2024, up 0.2%. Both Berkeley, WV and Washington, MD had fewer sales in 2025 while Jefferson, WV had strong gains, increasing 12.8% year-over-year.

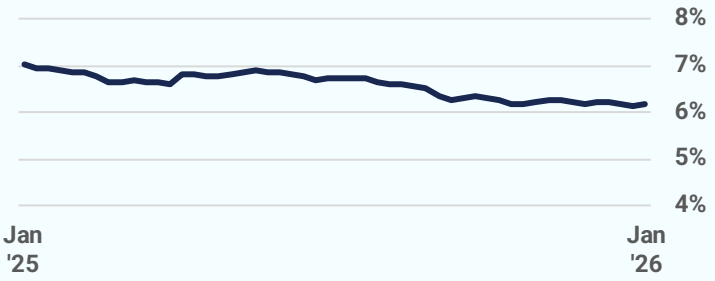
Both buyers and sellers pulled back ahead of the new year. New pending sales dropped 5.3% in December and new listings decreased 12.4%. Sellers were more active in 2025 (+3.1% year-to-date) with only Berkeley and Garrett counties having fewer new listings in 2025.

Supply increased in the region, and at the end of the year there were 1,617 homes on the market, up 15.8% from a year earlier. Yet detached single-family homes can be hard to find for some buyers, with supply still only 60% of 2019's level.

Market Outlook

The Maryland/West Virginia Panhandle housing market will continue to move toward more balance in 2026. More inventory is expected and will lead to slower price growth. Supply gains and lower mortgage rates will bring out more buyers in the coming year, and sales levels should improve compared to the recent past.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

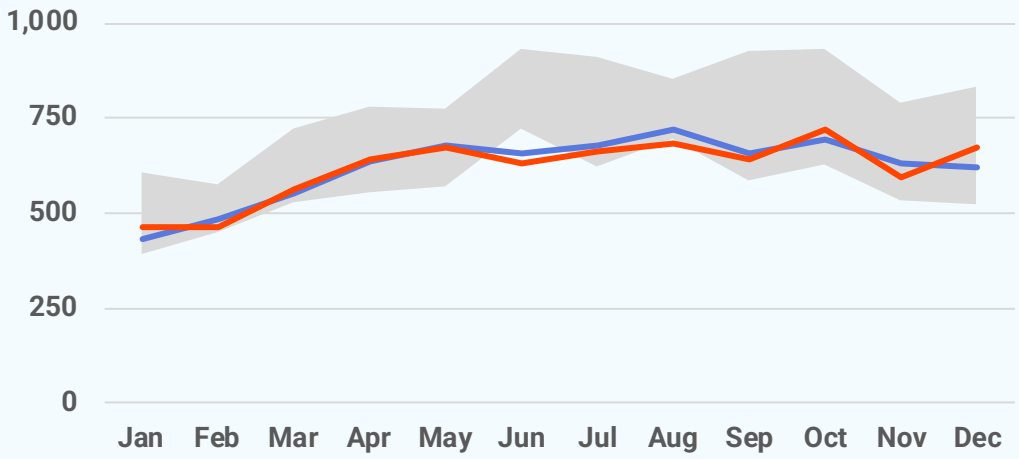
Closed Sales

2025 | 2024 | 2020-2023 Range

673
December 2025

+8.4%
Dec '25 vs. Dec '24
(Dec '24: 621)

+13.1%
Dec '25 vs. Nov '25
(Nov '25: 595)



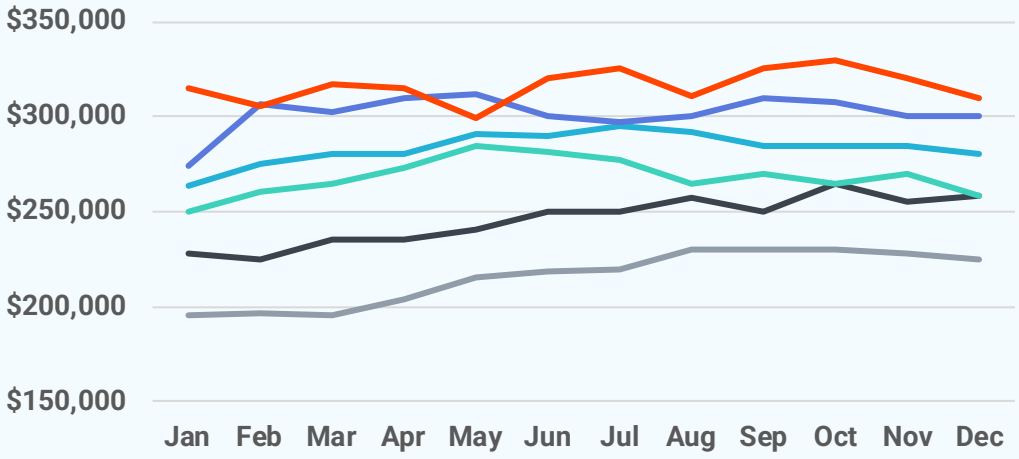
Median Sold Price

2025 | 2024 | 2023 | 2022 | 2021 | 2020

$309,900
December 2025

+3.3%
Dec '25 vs. Dec '24
(Dec '24: $300,000)

-3.2%
Dec '25 vs. Nov '25
(Nov '25: $320,000)



Median Days on Market

27 days
December 2025

+4 days
Dec '25 vs. Dec '24
(Dec '24: 23 days)

+2 days
Dec '25 vs. Nov '25
(Nov '25: 25 days)



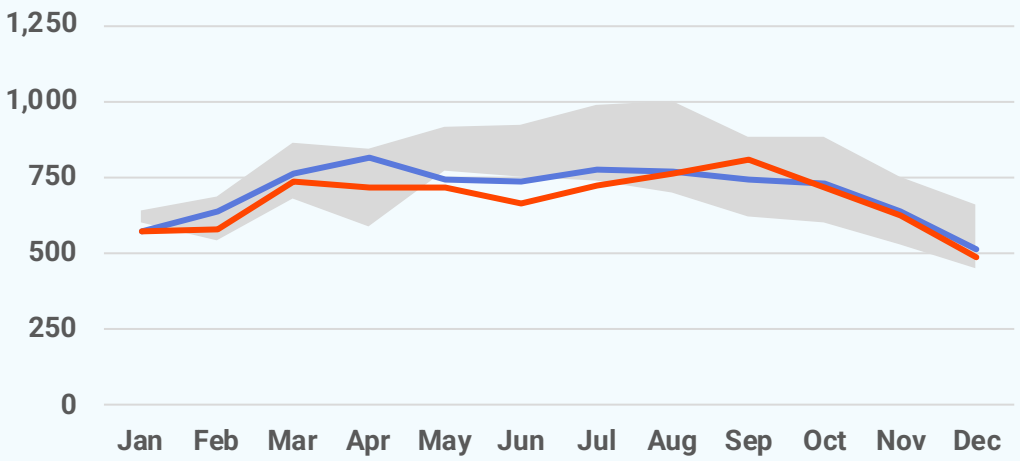
New Pending Sales

2025 | 2024 | 2020-2023 Range

486
December 2025

-5.3%
Dec '25 vs. Dec '24
(Dec '24: 513)

-22.5%
Dec '25 vs. Nov '25
(Nov '25: 627)



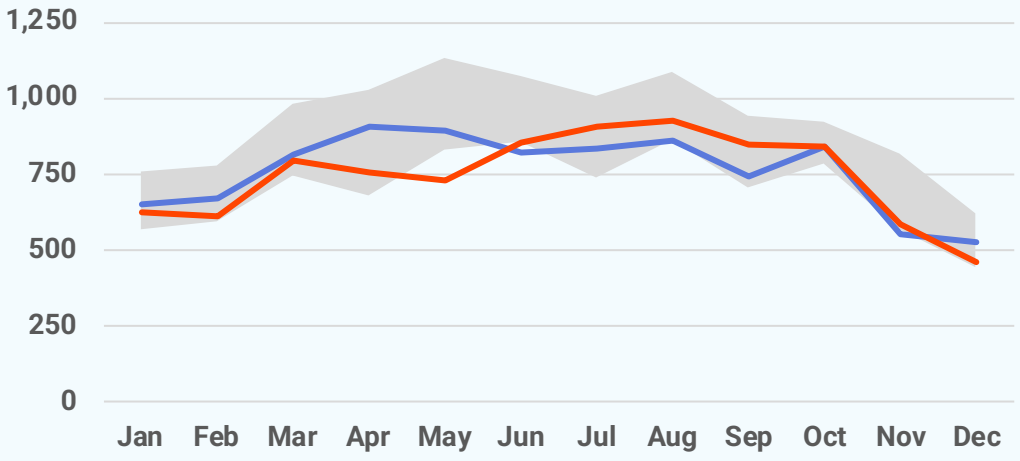
New Listings

2025 | 2024 | 2020-2023 Range

458
December 2025

-12.4%
Dec '25 vs. Dec '24
(Dec '24: 523)

-21.8%
Dec '25 vs. Nov '25
(Nov '25: 586)



Active Listings

1,617
December 2025

+15.8%
Dec '25 vs. Dec '24
(Dec '24: 1,396)

-13.3%
Dec '25 vs. Nov '25
(Nov '25: 1,865)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
MD/WV Panhandle	673	+8.4%	$309,900	+3.3%	27 days	+4 days
Allegany County, MD	55	+5.8%	$165,000	+26.9%	26 days	+4 days
Berkeley County, WV	214	+3.9%	$308,925	+4.1%	21 days	+0 days
Garrett County, MD	43	-4.4%	$405,000	-32.6%	117 days	+55 days
Grant County, WV	7	+40.0%	$216,500	+58.0%	124 days	+25 days
Hampshire County, WV	27	+12.5%	$239,000	-22.1%	43 days	+30 days
Hardy County, WV	20	+42.9%	$250,500	+16.5%	39 days	+24 days
Jefferson County, WV	110	+2.8%	$372,490	-0.5%	25 days	+5 days
Mineral County, WV	21	+75.0%	$245,000	+59.1%	11 days	-11 days
Morgan County, WV	28	-3.4%	$344,950	+16.5%	38 days	+20 days
Pendleton County, WV	3	-25.0%	$250,000	+2.2%	36 days	+21 days
Washington County, MD	145	+17.9%	$293,750	-8.2%	29 days	+6 days

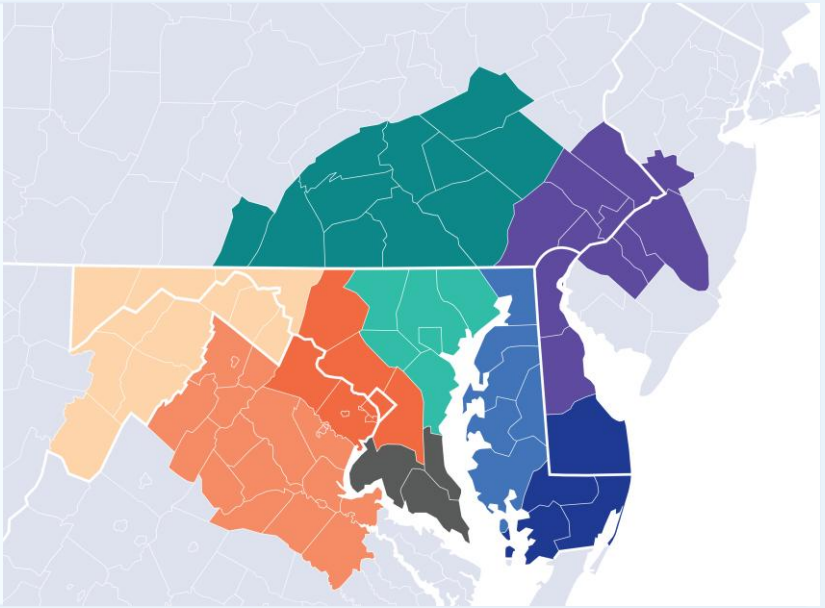
Local Markets	New Pending Sales		New Listings		Showings	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
MD/WV Panhandle	486	-5.3%	458	-12.4%	6,235	+3.5%
Allegany County, MD	51	+24.4%	38	-28.3%	488	-4.3%
Berkeley County, WV	144	-17.2%	165	-9.8%	1,851	+8.2%
Garrett County, MD	25	-16.7%	20	-42.9%	299	-25.4%
Grant County, WV	7	+75.0%	5	+25.0%	27	+17.4%
Hampshire County, WV	23	+64.3%	17	+0.0%	177	+11.3%
Hardy County, WV	14	-22.2%	7	+133.3%	114	+56.2%
Jefferson County, WV	74	-18.7%	79	-12.2%	916	-8.3%
Mineral County, WV	12	-14.3%	12	-14.3%	108	+28.6%
Morgan County, WV	23	+15.0%	18	+5.9%	493	+102.9%
Pendleton County, WV	1	+0.0%	2	-50.0%	4	-55.6%
Washington County, MD	112	+5.7%	95	-7.8%	1,758	-2.9%

Local Markets

	Active Listings		Months of Supply	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
MD/WV Panhandle	1,617	+15.8%	2.51	+0.34 months
Allegany County, MD	194	+26.8%	3.53	+0.94 months
Berkeley County, WV	389	+2.6%	1.81	+0.12 months
Garrett County, MD	174	-2.8%	4.46	-0.25 months
Grant County, WV	26	+30.0%	6.50	-0.17 months
Hampshire County, WV	71	+36.5%	3.38	+0.78 months
Hardy County, WV	37	+42.3%	3.70	+0.81 months
Jefferson County, WV	236	+22.9%	2.00	+0.17 months
Mineral County, WV	41	+7.9%	2.41	-0.12 months
Morgan County, WV	83	+23.9%	3.07	+0.49 months
Pendleton County, WV	28	+47.4%	9.33	+3 months
Washington County, MD	338	+24.7%	2.62	+0.61 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



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Please contact **Christy Reap, Media Relations Director** with interview or information requests:

- (202) 309-9362
- christy.reap@brightmls.com

Maryland-West Virginia Panhandle

December 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of January 7, 2025

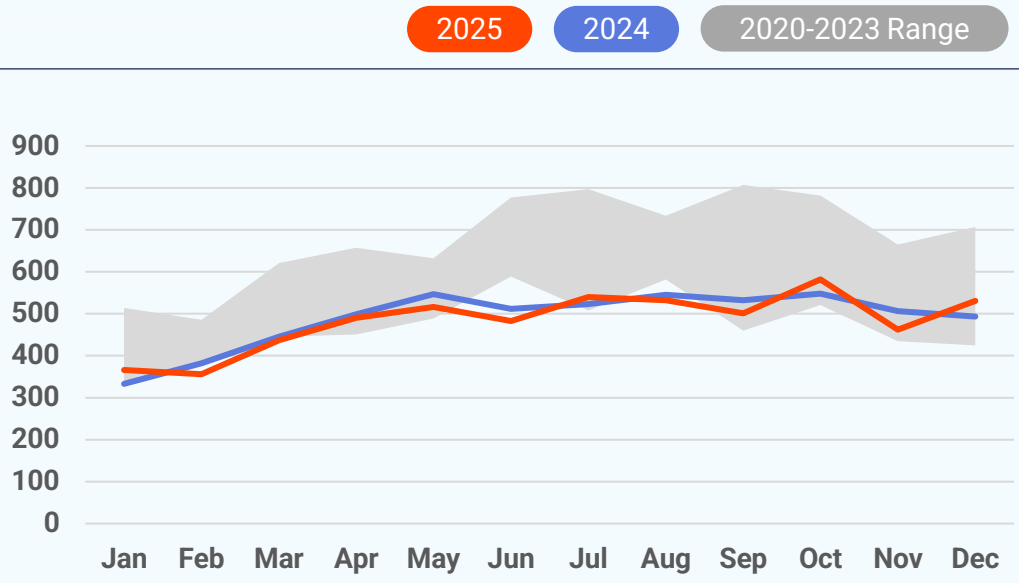
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	531	493	+7.7%
Median Sold Price	$323,500	$329,000	-1.7%
Median Days on Market	29 days	23 days	+6 days
New Pending Sales	403	395	+2.0%
New Listings	343	371	-7.5%
Active Listings	1,347	1,136	+18.6%
Months of Supply	2.70	2.25	+0.45 mos.

Closed Sales

531
December 2025

+7.7%
Dec '25 vs. Dec '24
(Dec '24: 493)

+14.9%
Dec '25 vs. Nov '25
(Nov '25: 462)



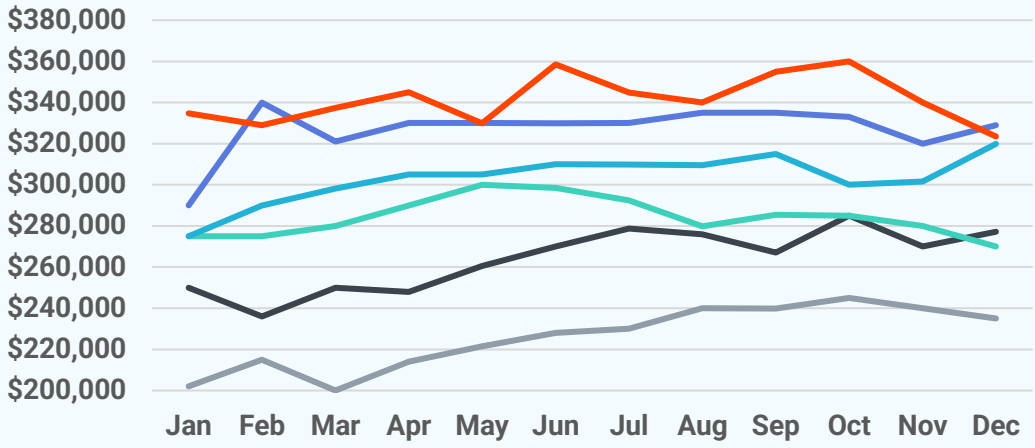
Median Sold Price

2025 2024 2023 2022 2021 2020

$323,500
December 2025

-1.7%
Dec '25 vs. Dec '24
(Dec '24: $329,000)

-4.9%
Dec '25 vs. Nov '25
(Nov '25: $340,000)



Median Days on Market

29 days
December 2025

+6 days
Dec '25 vs. Dec '24
(Dec '24: 23 days)

+3 days
Dec '25 vs. Nov '25
(Nov '25: 26 days)



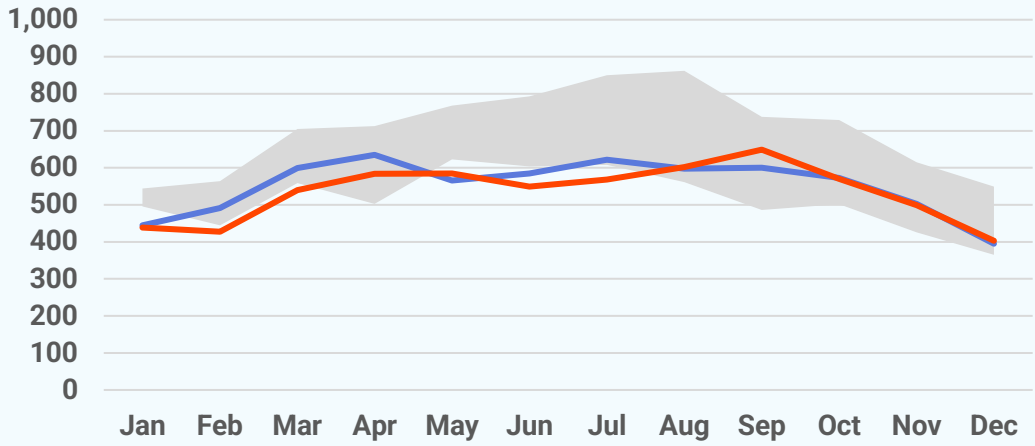
New Pending Sales

2025 2024 2020-2023 Range

403
December 2025

+2.0%
Dec '25 vs. Dec '24
(Dec '24: 395)

-19.2%
Dec '25 vs. Nov '25
(Nov '25: 499)



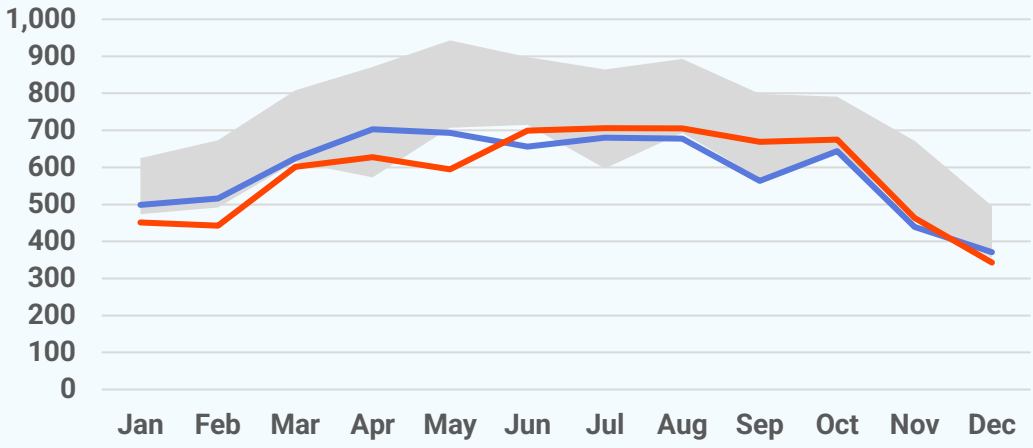
New Listings

2025 | 2024 | 2020-2023 Range

343
December 2025

-7.5%
Dec '25 vs. Dec '24
(Dec '24: 371)

-25.9%
Dec '25 vs. Nov '25
(Nov '25: 463)



Active Listings

1,347
December 2025

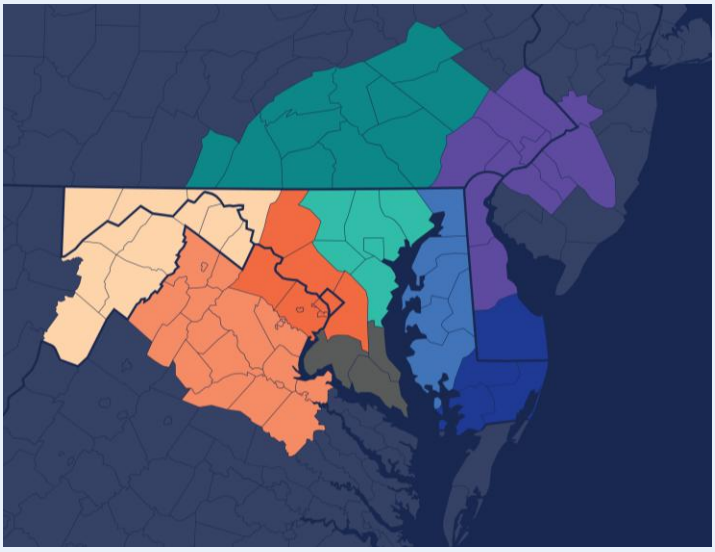
+18.6%
Dec '25 vs. Dec '24
(Dec '24: 1,136)

-14.4%
Dec '25 vs. Nov '25
(Nov '25: 1,574)



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Maryland-West Virginia Panhandle

December 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of January 7, 2025

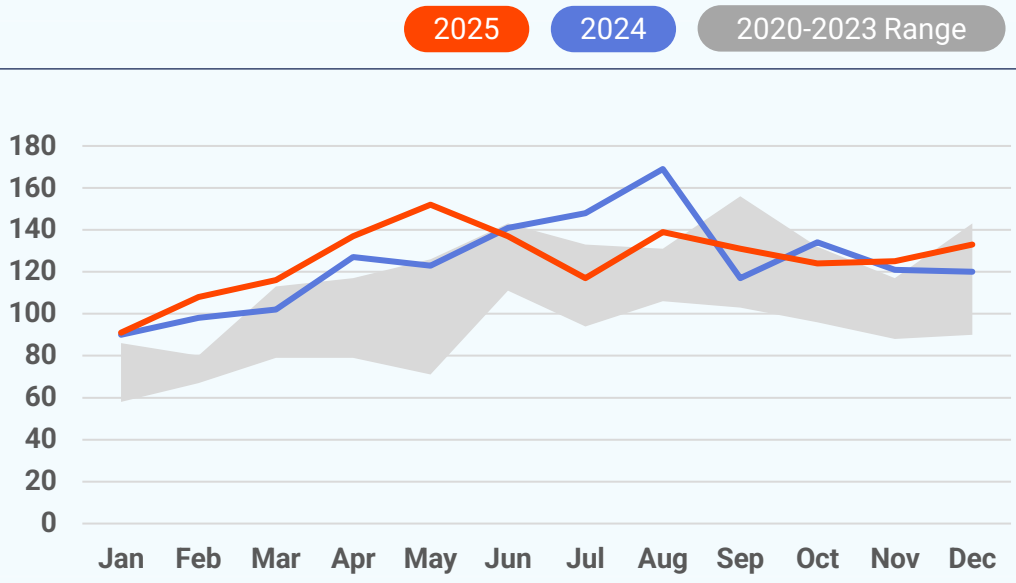
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	133	120	+10.8%
Median Sold Price	$284,959	$270,240	+5.4%
Median Days on Market	25 days	21 days	+4 days
New Pending Sales	75	114	-34.2%
New Listings	112	146	-23.3%
Active Listings	248	233	+6.4%
Months of Supply	1.82	1.79	+0.03 mos.

Closed Sales

133
December 2025

+10.8%
Dec '25 vs. Dec '24
(Dec '24: 120)

+6.4%
Dec '25 vs. Nov '25
(Nov '25: 125)



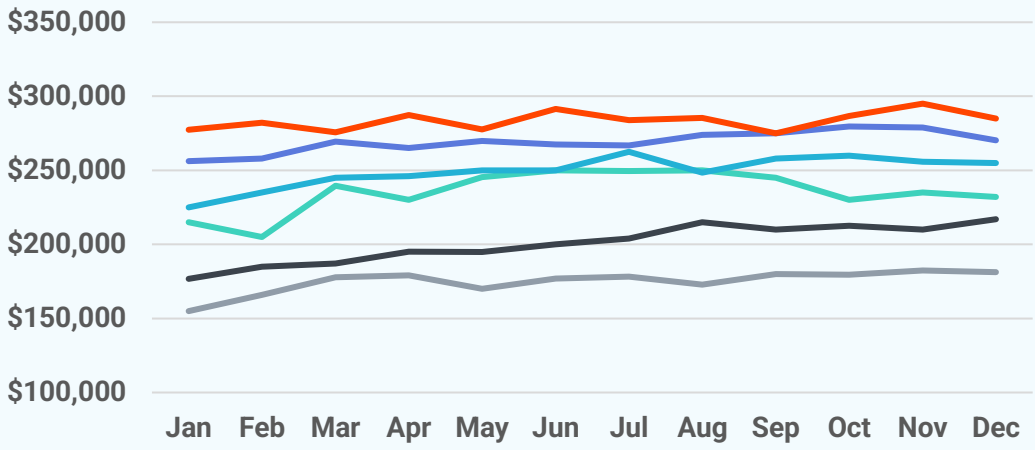
Median Sold Price

2025 2024 2023 2022 2021 2020

$284,959
December 2025

+5.4%
Dec '25 vs. Dec '24
(Dec '24: $270,240)

-3.4%
Dec '25 vs. Nov '25
(Nov '25: $295,047)



Median Days on Market

25 days
December 2025

+4 days
Dec '25 vs. Dec '24
(Dec '24: 21 days)

+3 days
Dec '25 vs. Nov '25
(Nov '25: 22 days)



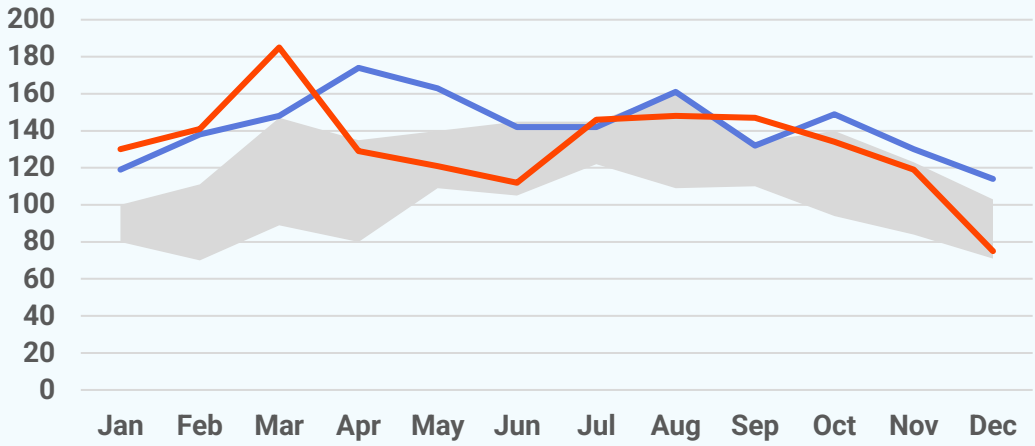
New Pending Sales

2025 2024 2020-2023 Range

75
December 2025

-34.2%
Dec '25 vs. Dec '24
(Dec '24: 114)

-37.0%
Dec '25 vs. Nov '25
(Nov '25: 119)



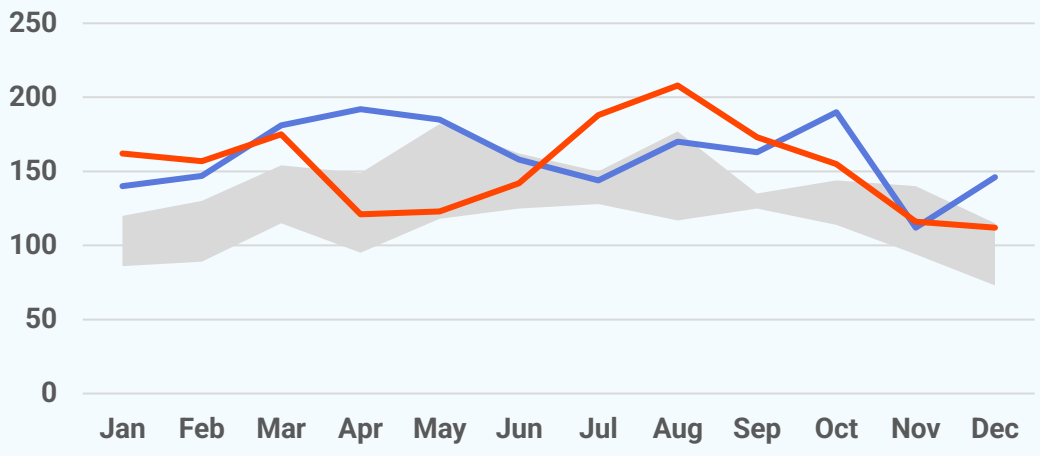
New Listings

2025 | 2024 | 2020-2023 Range

112
December 2025

-23.3%
Dec '25 vs. Dec '24
(Dec '24: 146)

-3.4%
Dec '25 vs. Nov '25
(Nov '25: 116)



Active Listings

248
December 2025

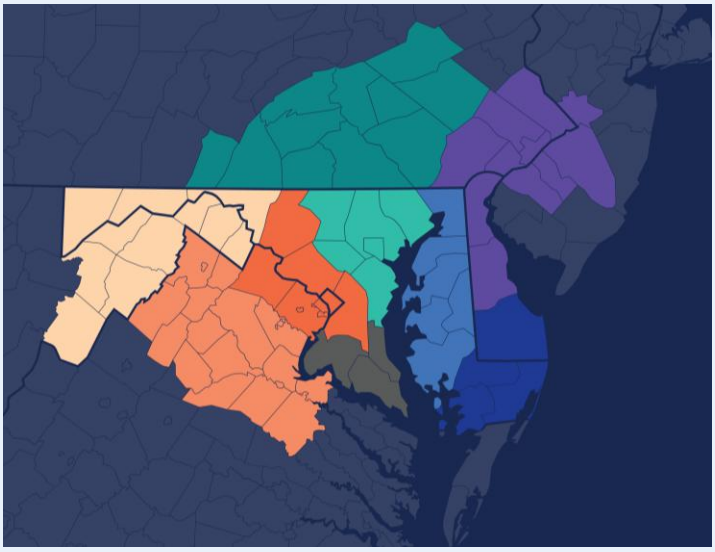
+6.4%
Dec '25 vs. Dec '24
(Dec '24: 233)

-6.4%
Dec '25 vs. Nov '25
(Nov '25: 265)



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Maryland-West Virginia Panhandle

December 2025 Condos Report

Prepared by Bright Research

Data as of January 7, 2025

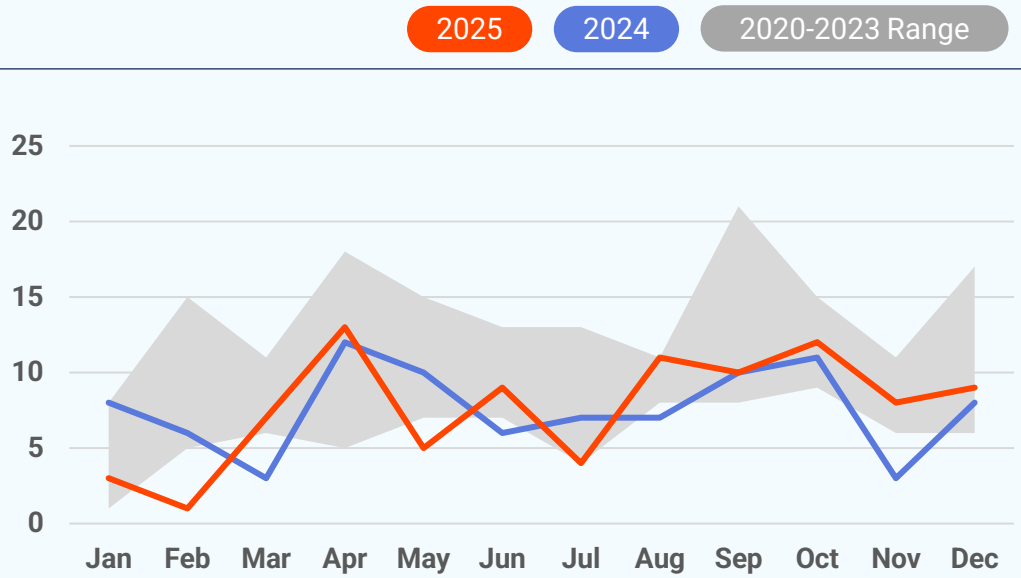
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	9	8	+12.5%
Median Sold Price	$212,000	$238,750	-11.2%
Median Days on Market	35 days	53 days	-18 days
New Pending Sales	6	4	+50.0%
New Listings	3	5	-40.0%
Active Listings	22	27	-18.5%
Months of Supply	3.14	3.86	-0.72 mos.

Closed Sales

9
December 2025

+12.5%
Dec '25 vs. Dec '24
(Dec '24: 8)

+12.5%
Dec '25 vs. Nov '25
(Nov '25: 8)



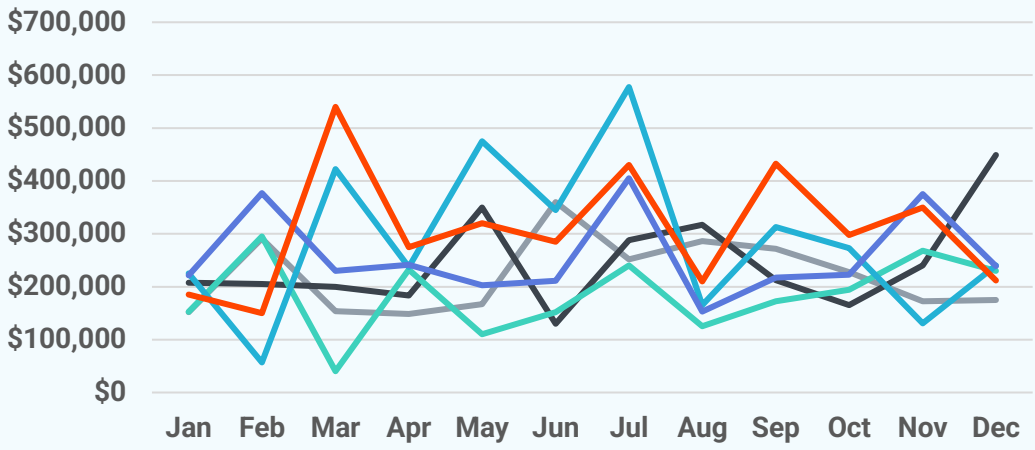
Median Sold Price

2025 2024 2023 2022 2021 2020

$212,000
December 2025

-11.2%
Dec '25 vs. Dec '24
(Dec '24: $238,750)

-39.4%
Dec '25 vs. Nov '25
(Nov '25: $349,950)

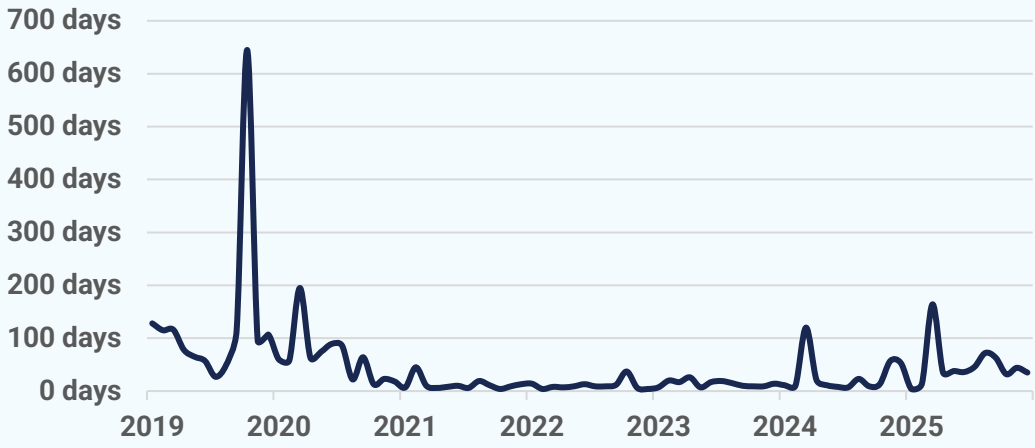


Median Days on Market

35 days
December 2025

-18 days
Dec '25 vs. Dec '24
(Dec '24: 53 days)

-9 days
Dec '25 vs. Nov '25
(Nov '25: 44 days)



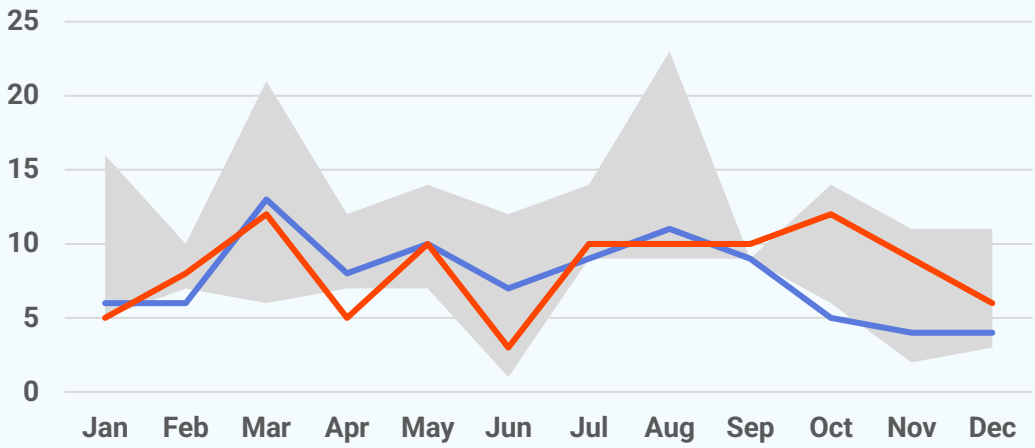
New Pending Sales

2025 2024 2020-2023 Range

6
December 2025

+50.0%
Dec '25 vs. Dec '24
(Dec '24: 4)

-33.3%
Dec '25 vs. Nov '25
(Nov '25: 9)



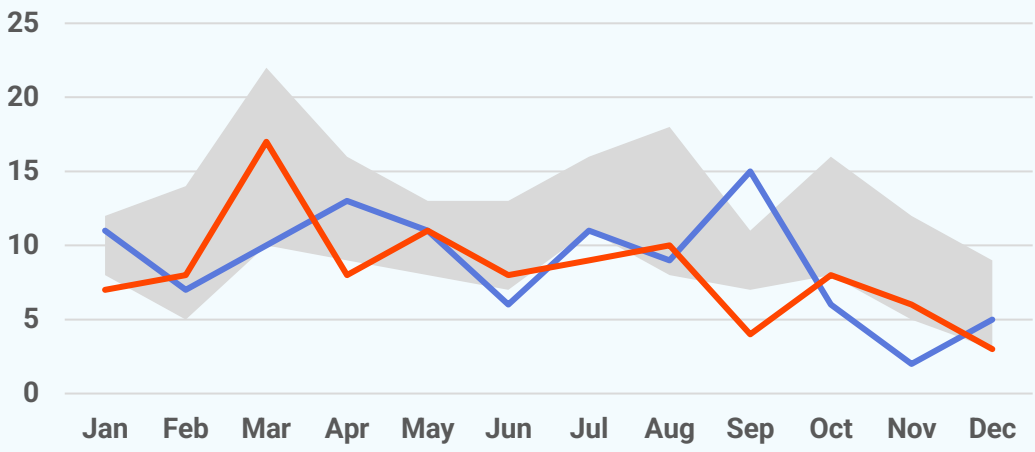
New Listings

2025 | 2024 | 2020-2023 Range

3
December 2025

-40.0%
Dec '25 vs. Dec '24
(Dec '24: 5)

-50.0%
Dec '25 vs. Nov '25
(Nov '25: 6)



Active Listings

22
December 2025

-18.5%
Dec '25 vs. Dec '24
(Dec '24: 27)

-15.4%
Dec '25 vs. Nov '25
(Nov '25: 26)



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