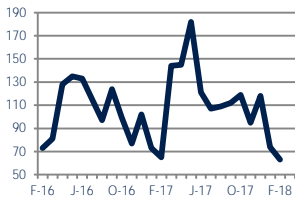




Zip Code(s): 21842 and 21843

### Units Sold

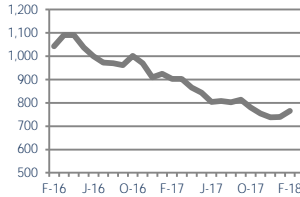
63



Down -3%  
Vs. Year Ago

### Active Inventory

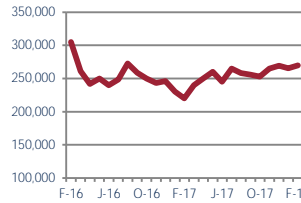
766



Down -15%  
Vs. Year Ago

### Median Sale Price

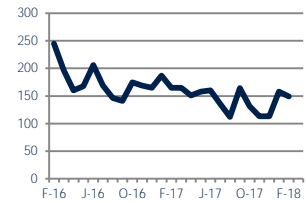
\$270,000



Up 23%  
Vs. Year Ago

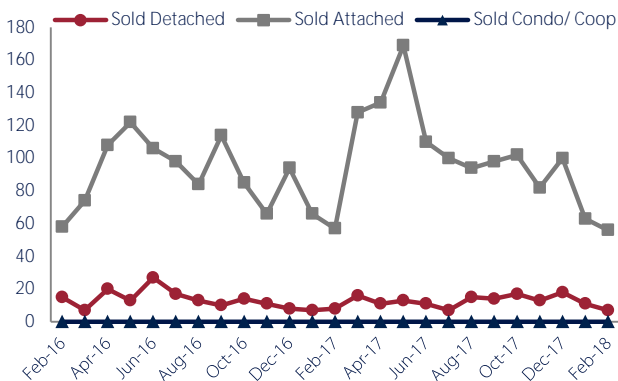
### Days On Market

149



Down -10%  
Vs. Year Ago

### Units Sold\*



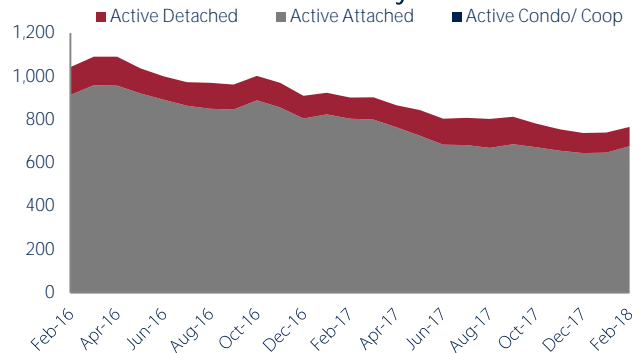
### Units Sold

There was a decrease in total units sold in February, with 63 sold this month in Ocean City versus 74 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 3% versus February 2017.

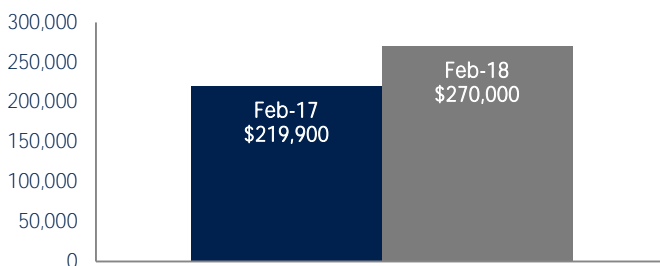
### Active Inventory

Versus last year, the total number of homes available this month is lower by 136 units or 15%. The total number of active inventory this February was 766 compared to 902 in February 2017. This month's total of 766 is higher than the previous month's total supply of available inventory of 740, an increase of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last February, the median sale price for Ocean City Homes was \$219,900. This February, the median sale price was \$270,000, an increase of 23% or \$50,100 compared to last year. The current median sold price is 2% higher than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Ocean City are defined as properties listed in zip code/s 21842 and 21843.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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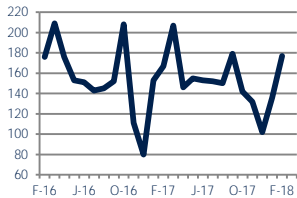
## Focus On: Ocean City Housing Market

February 2018

Zip Code(s): 21842 and 21843

### New Listings

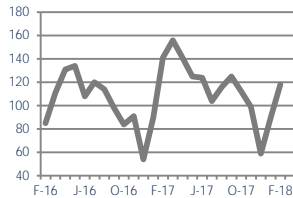
177



Up 6%  
Vs. Year Ago

### Current Contracts

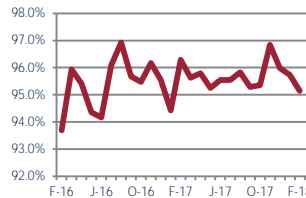
118



Down -16%  
Vs. Year Ago

### Sold Vs. List Price

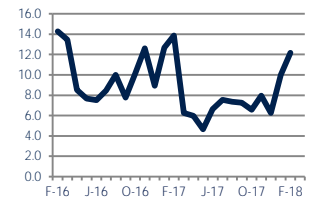
95.1%



Down -1.2%  
Vs. Year Ago

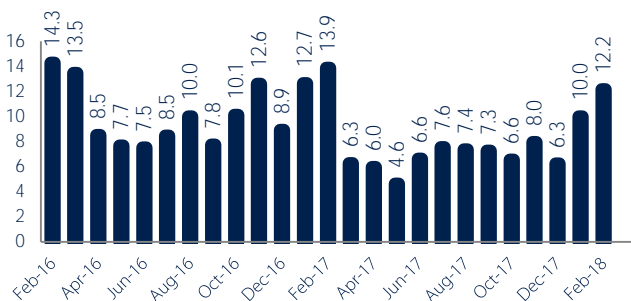
### Months of Supply

12.2



Down -12%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

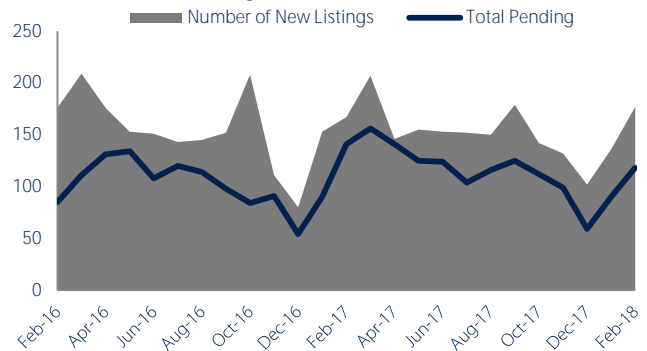
In February, there was 12.2 months of supply available in Ocean City, compared to 13.9 in February 2017. That is a decrease of 12% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

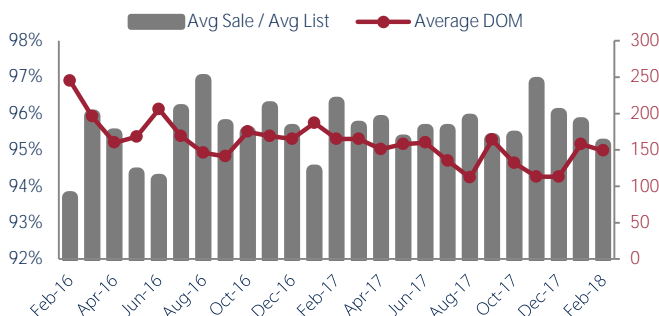
### New Listings & Current Contracts

This month there were 177 homes newly listed for sale in Ocean City compared to 167 in February 2017, an increase of 6%. There were 118 current contracts pending sale this February compared to 141 a year ago. The number of current contracts is 16% lower than last February.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In February, the average sale price in Ocean City was 95.1% of the average list price, which is 1.2% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 149, lower than the average last year, which was 165, a decrease of 10%.



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