

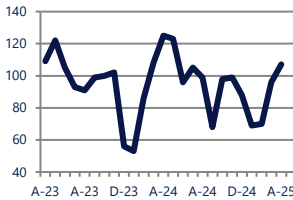
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **OCEAN CITY HOUSING MARKET**

APRIL 2025

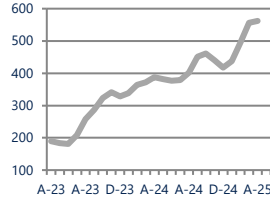
Zip Code(s): 21842 and 21843

Units Sold
107



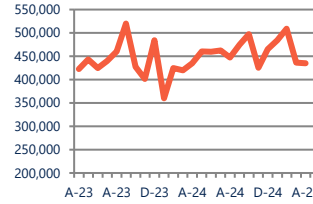
Down -14%
Vs. Year Ago

Active Inventory
562



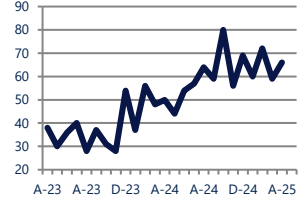
Up 45%
Vs. Year Ago

Median Sale Price
\$435,000



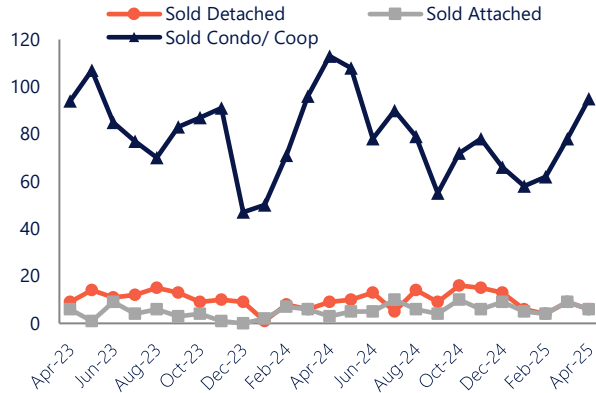
No Change
Vs. Year Ago

Days On Market
66



Up 32%
Vs. Year Ago

Units Sold*



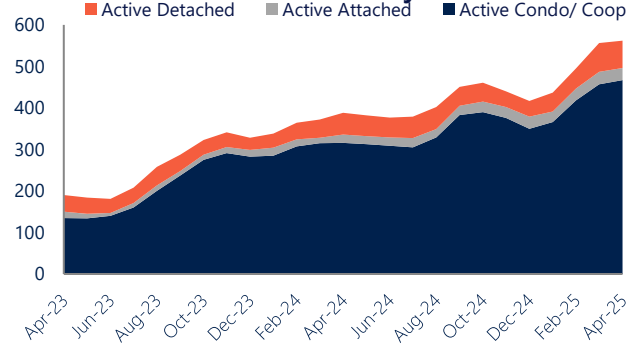
Units Sold

There was an increase in total units sold in April, with 107 sold this month in Ocean City versus 96 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 174 units or 45%. The total number of active inventory this April was 562 compared to 388 in April 2024. This month's total of 562 is higher than the previous month's total supply of available inventory of 556, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Ocean City Homes was \$435,000. This April, the median sale price was approximately the same at \$435,000. The current median sold price is also similar to the median price in March.

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.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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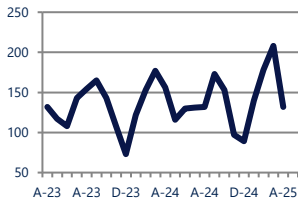
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APRIL 2025

Zip Code(s): 21842 and 21843

New Listings

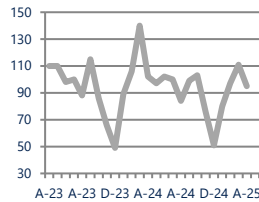
132



Down -15%
Vs. Year Ago

Current Contracts

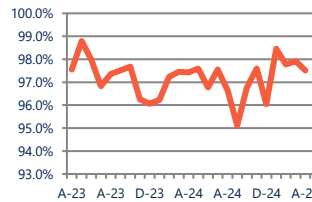
95



Down -7%
Vs. Year Ago

Sold Vs. List Price

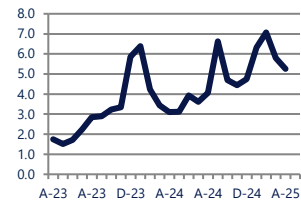
97.5%



No Change
Vs. Year Ago

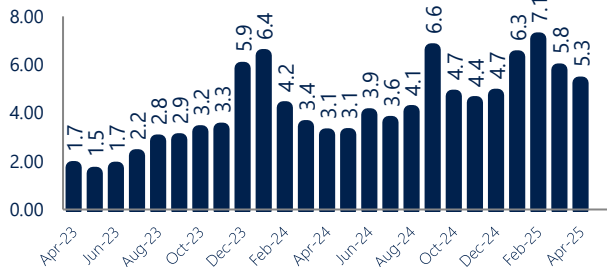
Months of Supply

5.3



Up 69%
Vs. Year Ago

Months Of Supply



Months of Supply

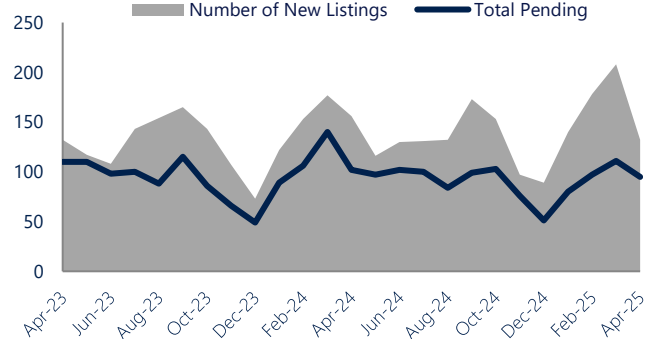
In April, there was 5.3 months of supply available in Ocean City, compared to 3.1 in April 2024. That is an increase of 69% versus a year ago.

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.

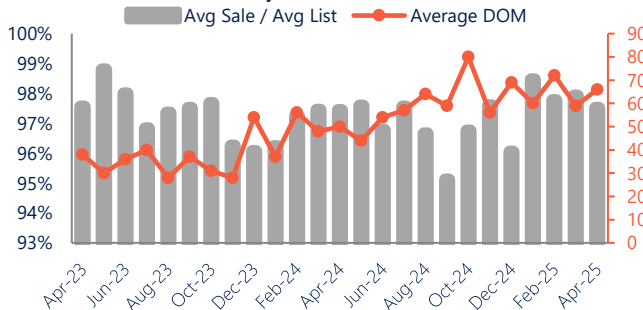
New Listings & Current Contracts

This month there were 132 homes newly listed for sale in Ocean City compared to 156 in April 2024, a decrease of 15%. There were 95 current contracts pending sale this April compared to 102 a year ago. The number of current contracts is 7% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Ocean City was 97.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 66, higher than the average last year, which was 50, an increase of 32%.

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