



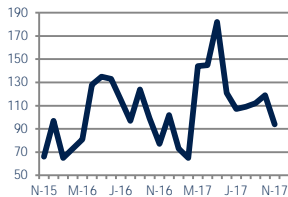
## Focus On: Ocean City Housing Market

November 2017

Zip Code(s): 21842 and 21843

### Units Sold

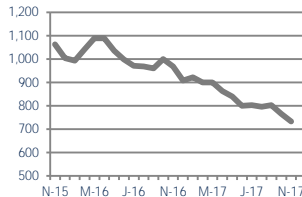
94



Up 22%  
Vs. Year Ago

### Active Inventory

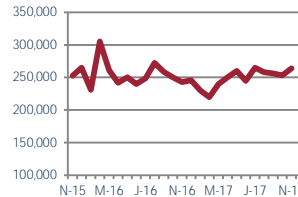
733



Down -24%  
Vs. Year Ago

### Median Sale Price

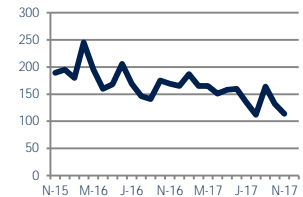
\$263,750



Up 9%  
Vs. Year Ago

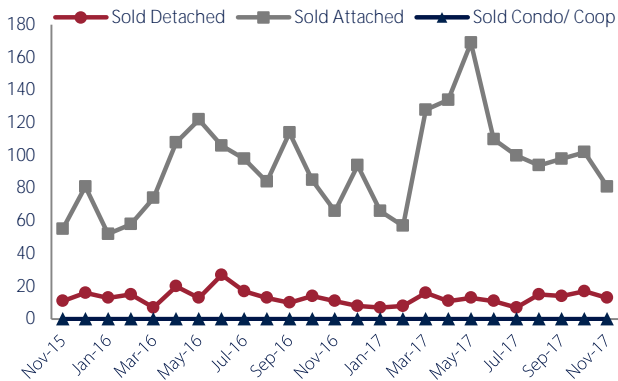
### Days On Market

114



Down -33%  
Vs. Year Ago

### Units Sold\*



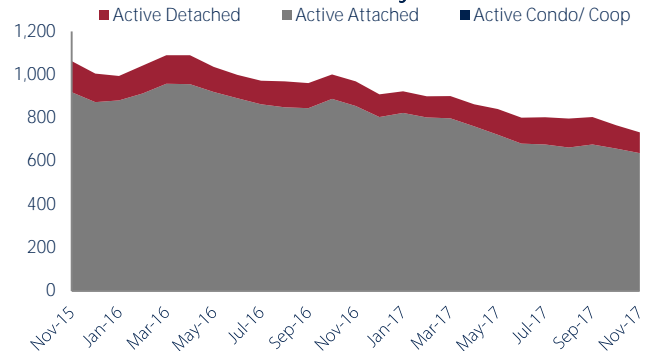
### Units Sold

There was a decrease in total units sold in November, with 94 sold this month in Ocean City versus 119 last month, a decrease of 21%. This month's total units sold was higher than at this time last year, an increase of 22% versus November 2016.

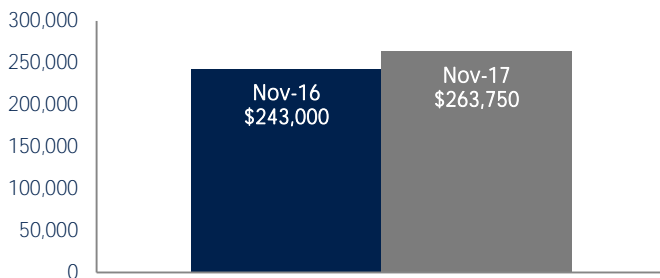
### Active Inventory

Versus last year, the total number of homes available this month is lower by 236 units or 24%. The total number of active inventory this November was 733 compared to 969 in November 2016. This month's total of 733 is lower than the previous month's total supply of available inventory of 766, a decrease of 4%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last November, the median sale price for Ocean City Homes was \$243,000. This November, the median sale price was \$263,750, an increase of 9% or \$20,750 compared to last year. The current median sold price is 4% higher than in October.

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

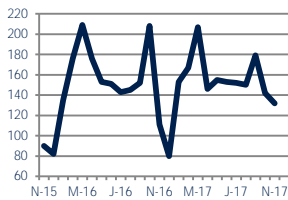
## Focus On: Ocean City Housing Market

November 2017

Zip Code(s): 21842 and 21843

### New Listings

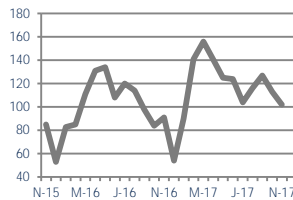
132



Up 19%  
Vs. Year Ago

### Current Contracts

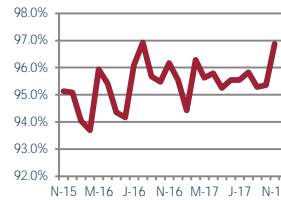
102



Up 12%  
Vs. Year Ago

### Sold Vs. List Price

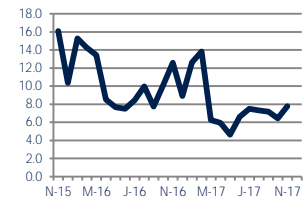
96.9%



Up 0.7%  
Vs. Year Ago

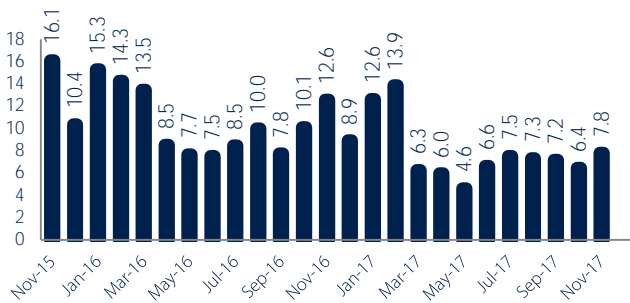
### Months of Supply

7.8



Down -38%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

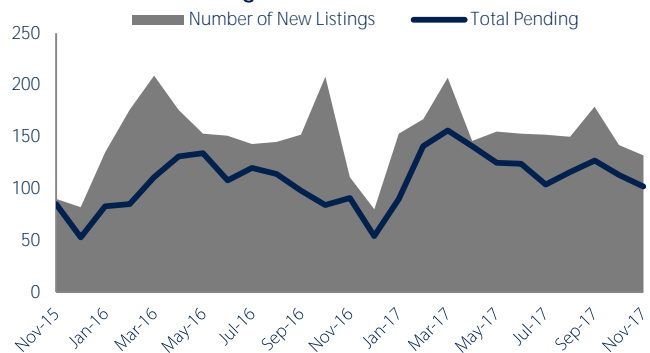
In November, there was 7.8 months of supply available in Ocean City, compared to 12.6 in November 2016. That is a decrease of 38% versus a year ago.

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.

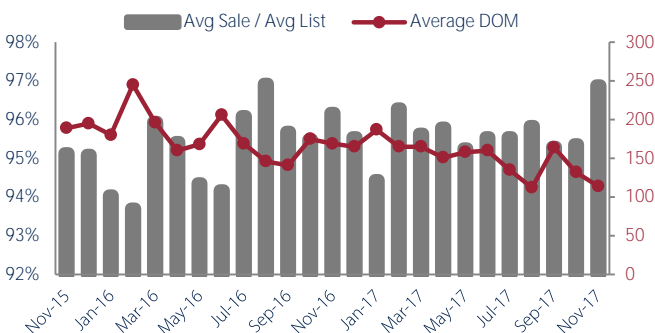
### New Listings & Current Contracts

This month there were 132 homes newly listed for sale in Ocean City compared to 111 in November 2016, an increase of 19%. There were 102 current contracts pending sale this November compared to 91 a year ago. The number of current contracts is 12% higher than last November.

### New Listings & Current Contracts



### Sale Price / List Price & DOM



### Sale Price to List Price Ratio

In November, the average sale price in Ocean City was 96.9% of the average list price, which is 0.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 114, lower than the average last year, which was 169, a decrease of 33%.