

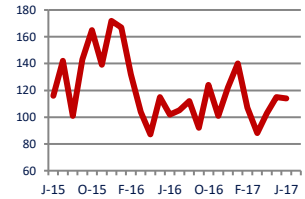
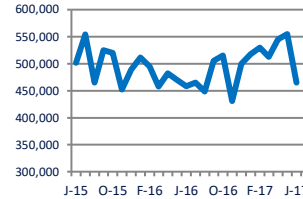
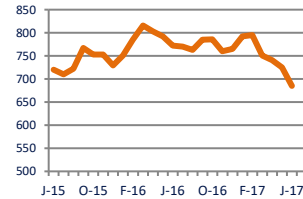
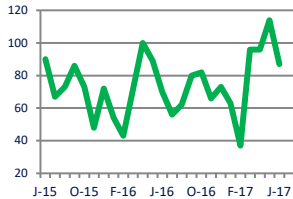


Focus On: Ocean City Housing Market

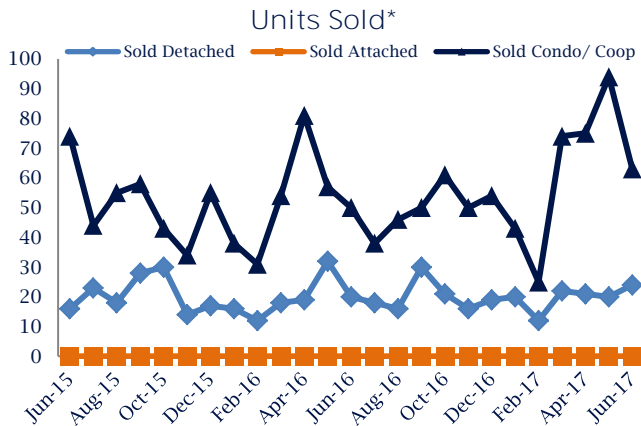
June 2017

Zip Code(s): 8226

Units Sold 87	Active Inventory 685	Median Sale Price \$465,000	Days On Market 114
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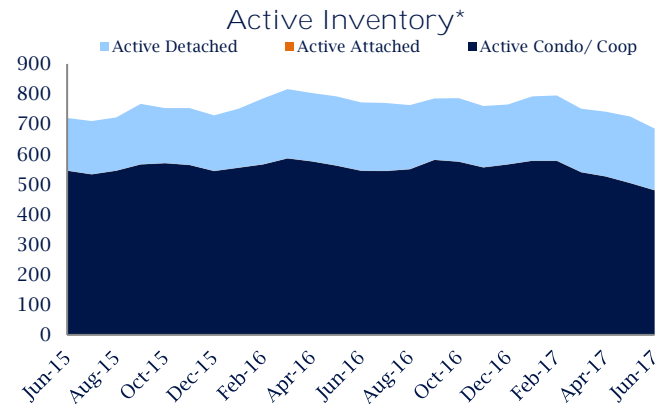


Up 24% Vs. Year Ago	Down -11% Vs. Year Ago	Up 1% Vs. Year Ago	Up 12% Vs. Year Ago
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Units Sold

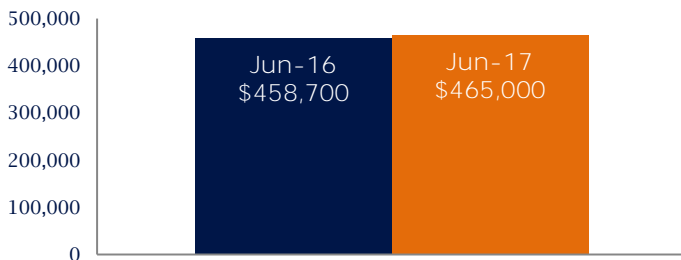
There was a decrease in total units sold in June, with 87 sold this month in Ocean City versus 114 last month, a decrease of 24%. This month's total units sold was higher than at this time last year, an increase of 24% versus June 2016.



Active Inventory

Versus last year, the total number of homes available this month is lower by 87 units or 11%. The total number of active inventory this June was 685 compared to 772 in June 2016. This month's total of 685 is lower than the previous month's total supply of available inventory of 725, a decrease of 6%.

Median Sale Price



Median Sale Price

Last June, the median sale price for Ocean City Homes was \$458,700. This June, the median sale price was \$465,000, an increase of 1% or \$6,300 compared to last year. The current median sold price is 16% lower than in May.

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 8226.

*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 SJSMLS 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 SJSMLS or Long & Foster Real Estate, Inc.



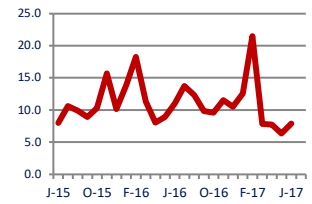
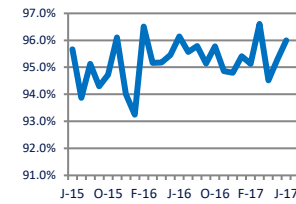
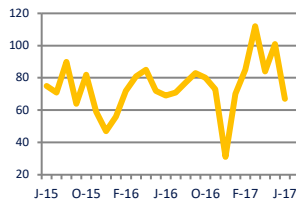
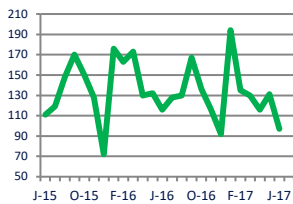


Focus On: Ocean City Housing Market

June 2017

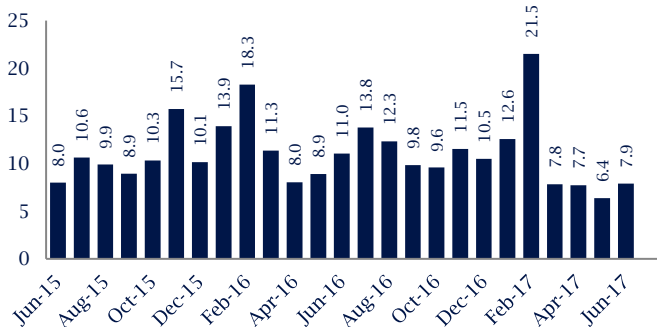
Zip Code(s): 8226

New Listings 97	Current Contracts 67	Sold Vs. List Price 96.0%	Months of Supply 7.9
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Down -16% Vs. Year Ago	Down -3% Vs. Year Ago	No Change Vs. Year Ago	Down -29% Vs. Year Ago
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Months Of Supply



Months of Supply

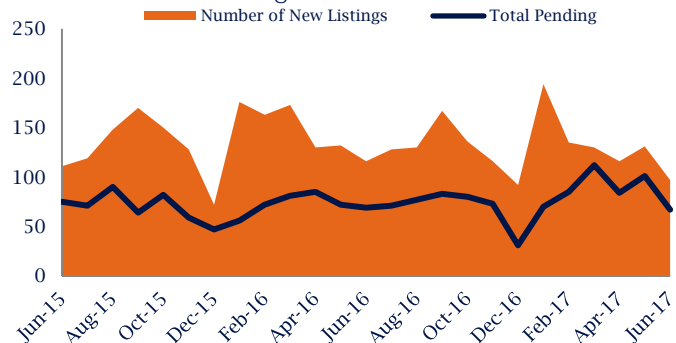
In June, there was 7.9 months of supply available in Ocean City, compared to 11.0 in June 2016. That is a decrease of 29% versus a year ago.

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.

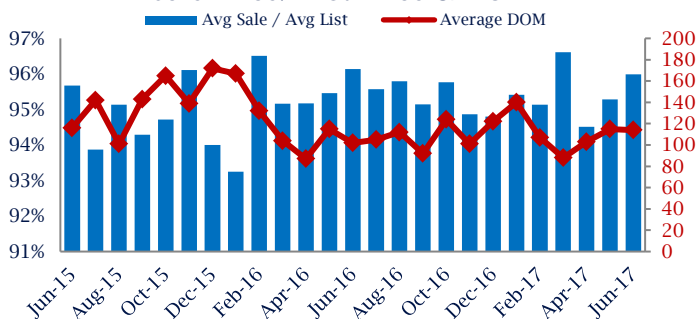
New Listings & Current Contracts

This month there were 97 homes newly listed for sale in Ocean City compared to 116 in June 2016, a decrease of 16%. There were 67 current contracts pending sale this June compared to 69 a year ago. The number of current contracts is 3% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Ocean City was 96.0% 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 114, higher than the average last year, which was 102, an increase of 12%.

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