



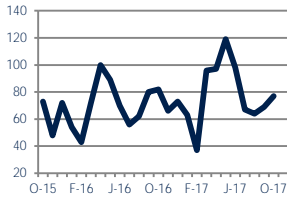
**Focus On:** Ocean City Housing Market

October 2017

Zip Code(s): 8226

**Units Sold**

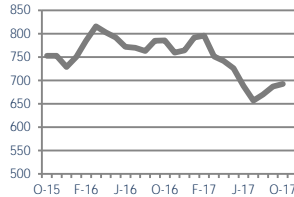
77



Down -6%  
Vs. Year Ago

**Active Inventory**

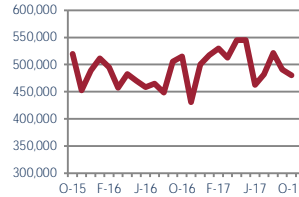
693



Down -12%  
Vs. Year Ago

**Median Sale Price**

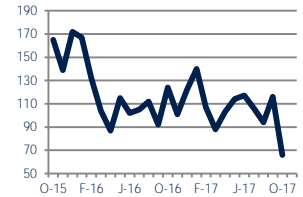
\$480,000



Down -7%  
Vs. Year Ago

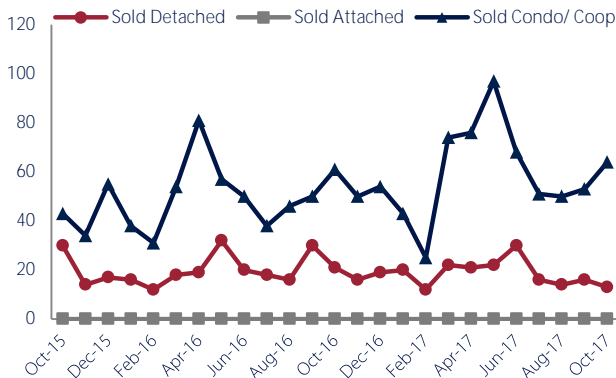
**Days On Market**

66



Down -47%  
Vs. Year Ago

**Units Sold\***



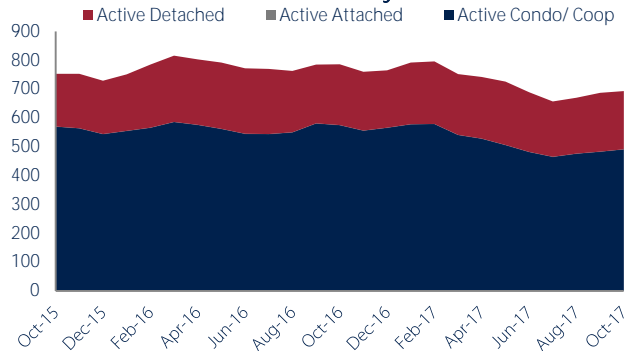
**Units Sold**

There was an increase in total units sold in October, with 77 sold this month in Ocean City versus 69 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 6% versus October 2016.

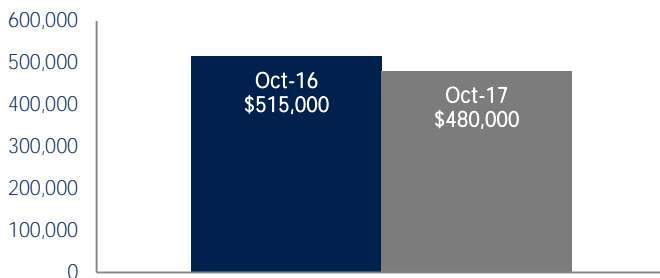
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 93 units or 12%. The total number of active inventory this October was 693 compared to 786 in October 2016. This month's total of 693 is higher than the previous month's total supply of available inventory of 687, an increase of 1%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last October, the median sale price for Ocean City Homes was \$515,000. This October, the median sale price was \$480,000, a decrease of 7% or \$35,000 compared to last year. The current median sold price is 2% lower than in September.

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

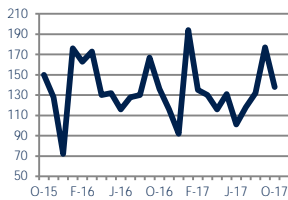
**Focus On:** Ocean City Housing Market

October 2017

Zip Code(s): 8226

**New Listings**

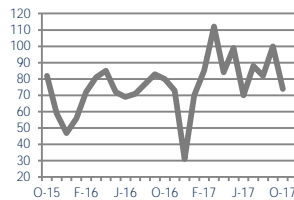
138



**Up 1%**  
Vs. Year Ago

**Current Contracts**

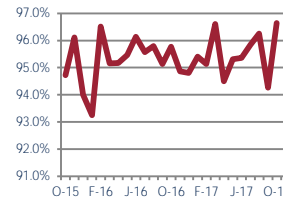
74



**Down -7%**  
Vs. Year Ago

**Sold Vs. List Price**

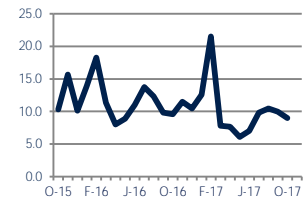
96.6%



**Up 0.9%**  
Vs. Year Ago

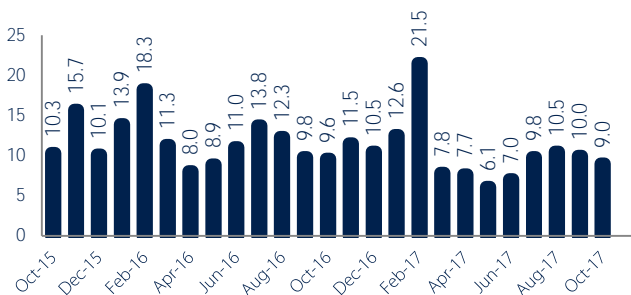
**Months of Supply**

9.0



**Down -6%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

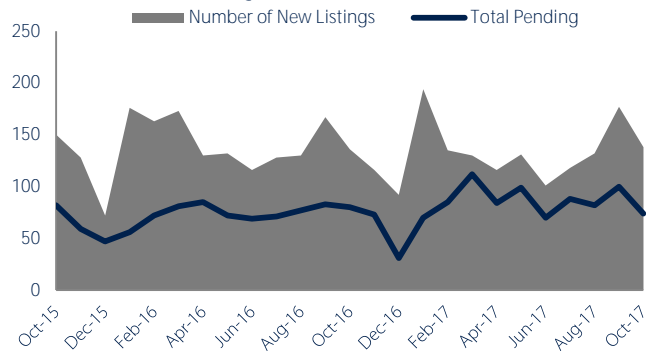
In October, there was 9.0 months of supply available in Ocean City, compared to 9.6 in October 2016. That is a decrease of 6% versus a year ago.

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.

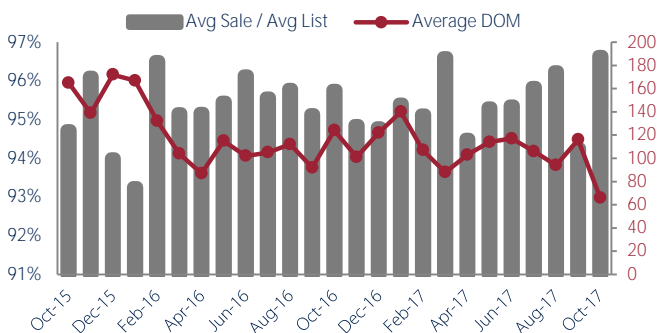
**New Listings & Current Contracts**

This month there were 138 homes newly listed for sale in Ocean City compared to 136 in October 2016, an increase of 1%. There were 74 current contracts pending sale this October compared to 80 a year ago. The number of current contracts is 8% lower than last October.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In October, the average sale price in Ocean City was 96.6% of the average list price, which is 0.9% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 66, lower than the average last year, which was 124, a decrease of 47%.