



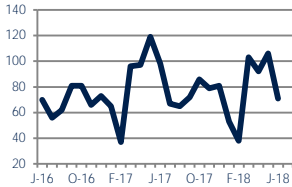
# The Long & Foster Market Minute™

## Focus On: Ocean City Housing Market

June 2018

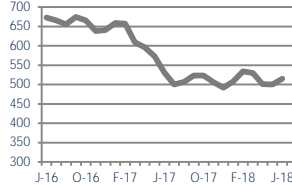
Zip Code(s): 8226

**Units Sold**  
71



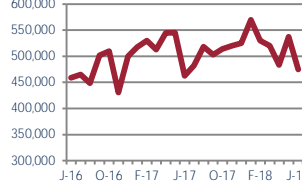
**Down -28%**  
Vs. Year Ago

**Active Inventory**  
515



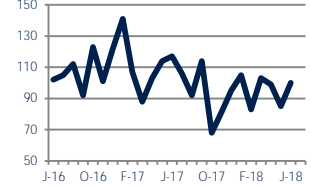
**Down -3%**  
Vs. Year Ago

**Median Sale Price**  
\$474,900



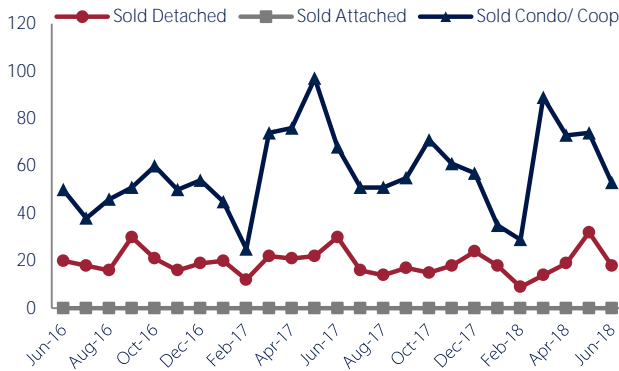
**Up 3%**  
Vs. Year Ago

**Days On Market**  
100



**Down -15%**  
Vs. Year Ago

### Units Sold\*



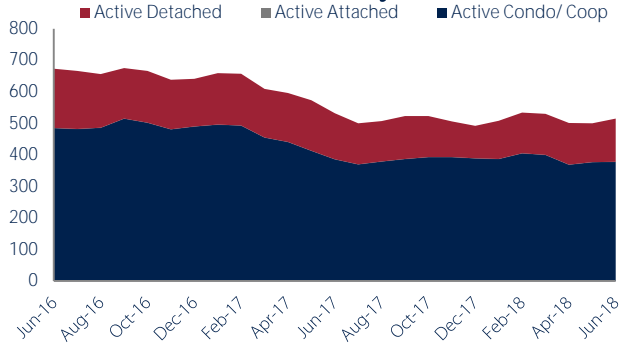
### Units Sold

There was a decrease in total units sold in June, with 71 sold this month in Ocean City versus 106 last month, a decrease of 33%. This month's total units sold was lower than at this time last year, a decrease of 28% versus June 2017.

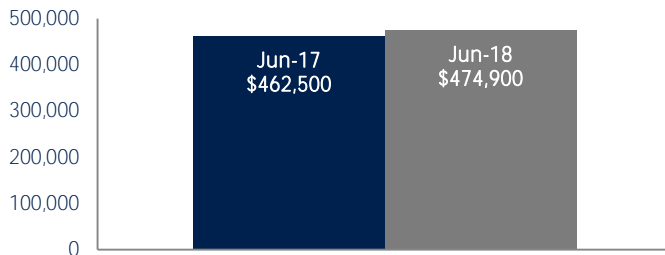
### Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 3%. The total number of active inventory this June was 515 compared to 532 in June 2017. This month's total of 515 is higher than the previous month's total supply of available inventory of 500, an increase of 3%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Ocean City Homes was \$462,500. This June, the median sale price was \$474,900, an increase of 3% or \$12,400 compared to last year. The current median sold price is 12% 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 SJSMIS 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 SJSMIS or Long & Foster Real Estate, Inc.



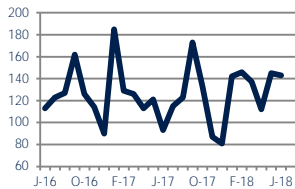
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Zip Code(s): 8226

### New Listings

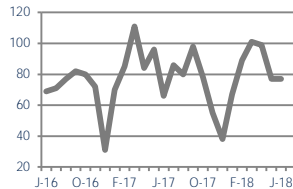
143



Up 54%  
Vs. Year Ago

### Current Contracts

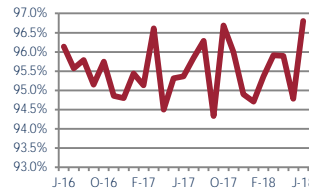
77



Up 17%  
Vs. Year Ago

### Sold Vs. List Price

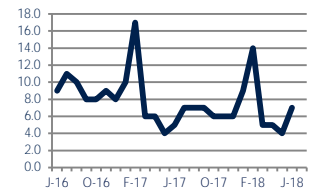
96.8%



Up 1.5%  
Vs. Year Ago

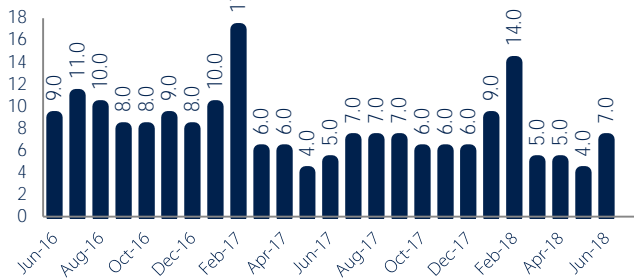
### Months of Supply

7.0



Up 40%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

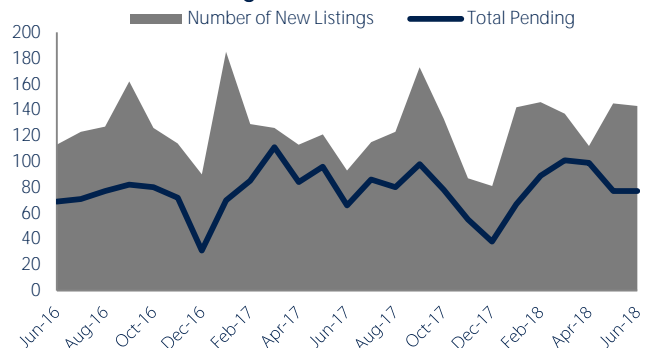
In June, there was 7.3 months of supply available in Ocean City, compared to 5.4 in June 2017. That is an increase of 34% versus a year ago.

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.

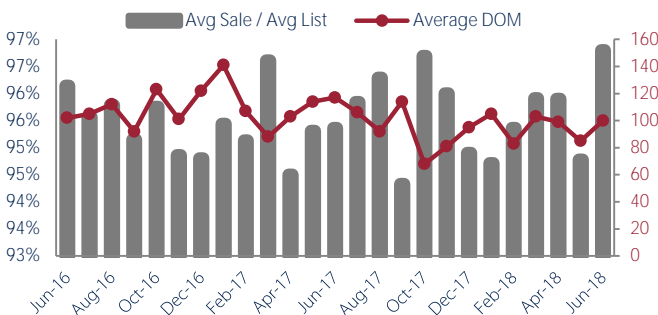
### New Listings & Current Contracts

This month there were 143 homes newly listed for sale in Ocean City compared to 93 in June 2017, an increase of 54%. There were 77 current contracts pending sale this June compared to 66 a year ago. The number of current contracts remained stable as compared to 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 96.8% of the average list price, which is 1.4% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 100, lower than the average last year, which was 117, a decrease of 15%.



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