



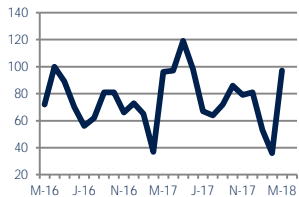
Focus On: Ocean City Housing Market

March 2018

Zip Code(s): 8226

Units Sold

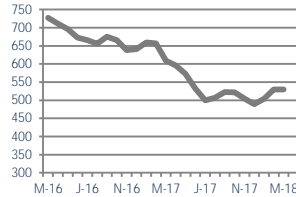
97



Up 1%
Vs. Year Ago

Active Inventory

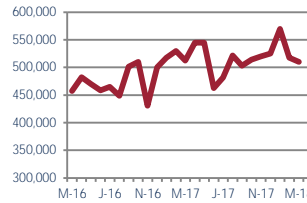
530



Down -13%
Vs. Year Ago

Median Sale Price

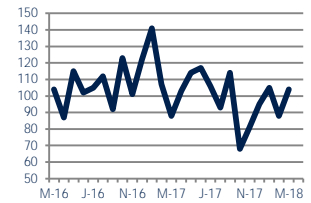
\$510,000



No Change
Vs. Year Ago

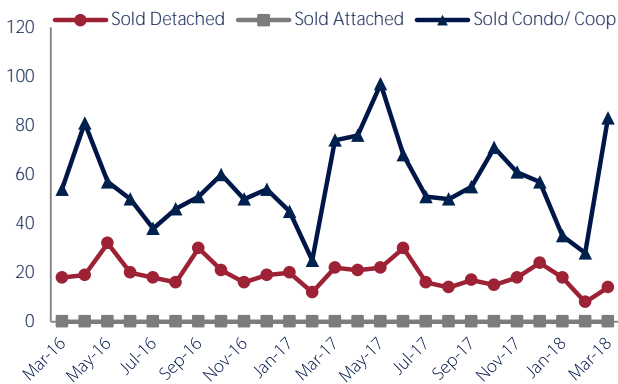
Days On Market

104



Up 18%
Vs. Year Ago

Units Sold*



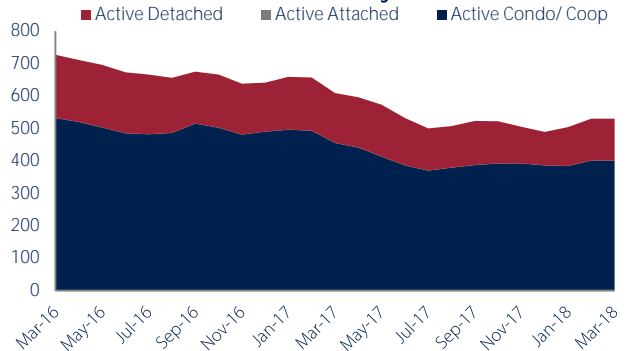
Units Sold

There was an increase in total units sold in March, with 97 sold this month in Ocean City. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 79 units or 13%. The total number of active inventory this March was 530 compared to 609 in March 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Ocean City Homes was \$512,500. This March, the median sale price was \$510,000, which is similar compared to a year ago. The current median sold price is 1% lower than in February.

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.





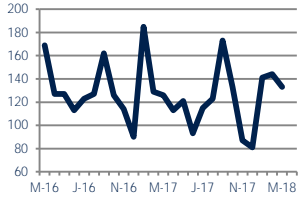
Focus On: Ocean City Housing Market

March 2018

Zip Code(s): 8226

New Listings

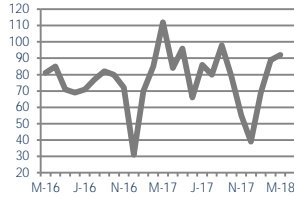
133



Up 6%
Vs. Year Ago

Current Contracts

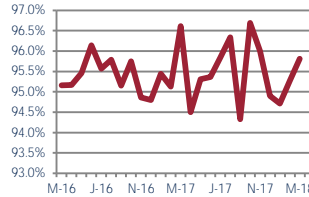
92



Down -18%
Vs. Year Ago

Sold Vs. List Price

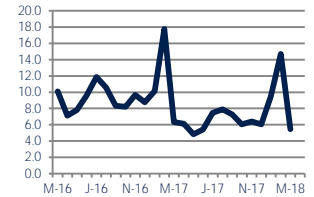
95.8%



Down -0.8%
Vs. Year Ago

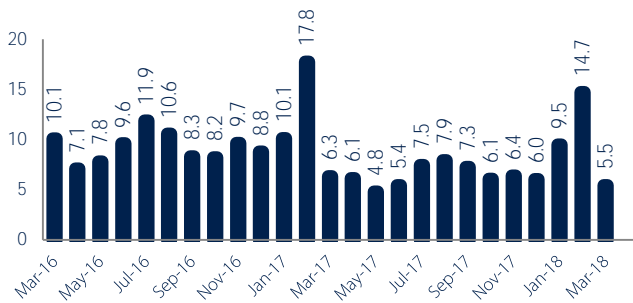
Months of Supply

5.5



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

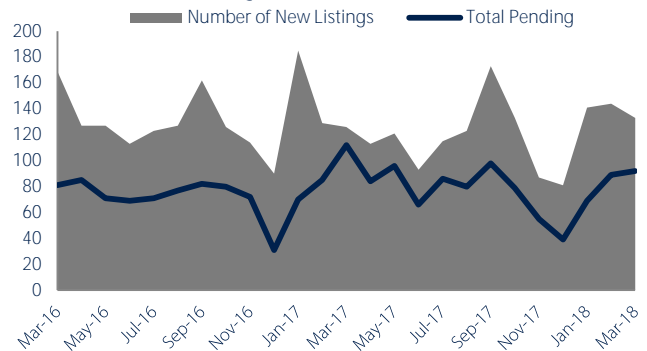
In March, there was 5.5 months of supply available in Ocean City, compared to 6.3 in March 2017. That is a decrease of 14% versus a year ago.

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.

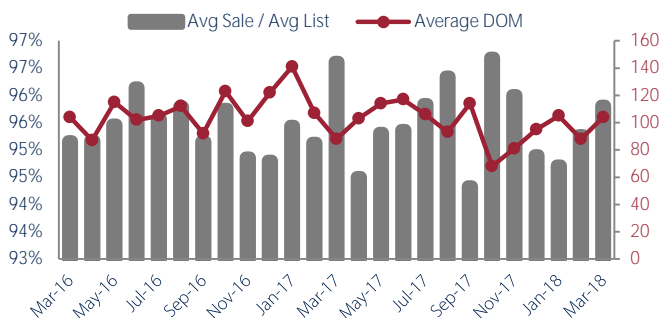
New Listings & Current Contracts

This month there were 133 homes newly listed for sale in Ocean City compared to 126 in March 2017, an increase of 6%. There were 92 current contracts pending sale this March compared to 112 a year ago. The number of current contracts is 18% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Ocean City was 95.8% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 104, higher than the average last year, which was 88, an increase of 18%.



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