

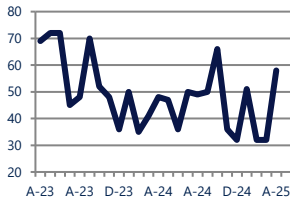
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **OCEAN CITY HOUSING MARKET**

APRIL 2025

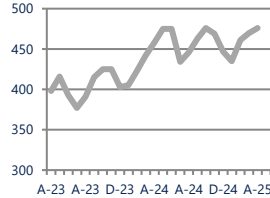
Zip Code(s): 8226

Units Sold
58



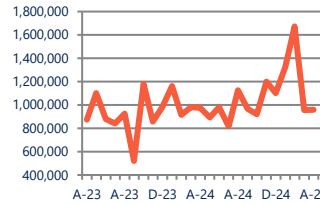
Up 21%
Vs. Year Ago

Active Inventory
476



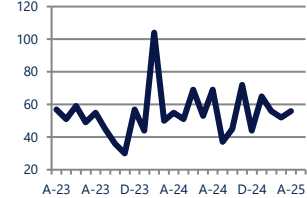
Up 4%
Vs. Year Ago

Median Sale Price
\$960,000



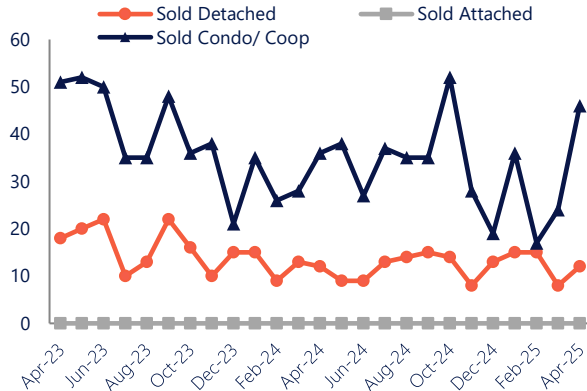
Down -2%
Vs. Year Ago

Days On Market
56



Up 2%
Vs. Year Ago

Units Sold*



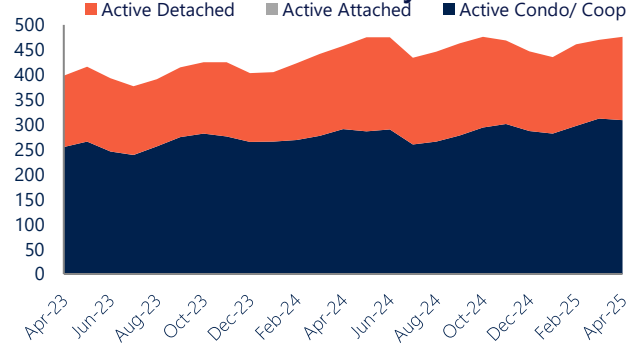
Units Sold

There was an increase in total units sold in April, with 58 sold this month in Ocean City. This month's total units sold was higher than at this time last year.

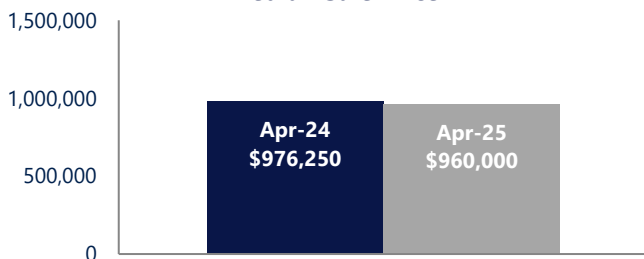
Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 4%. The total number of active inventory this April was 476 compared to 458 in April 2024. This month's total of 476 is higher than the previous month's total supply of available inventory of 470, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Ocean City Homes was \$976,250. This April, the median sale price was \$960,000, a decrease of 2% or \$16,250 compared to last year. The current median sold price is approximately the same as the median price in March.

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.

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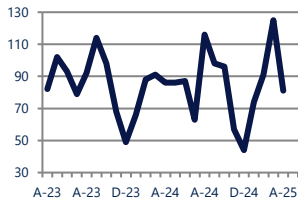
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APRIL 2025

Zip Code(s): 8226

New Listings

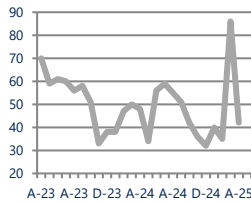
81



Down -6%
Vs. Year Ago

Current Contracts

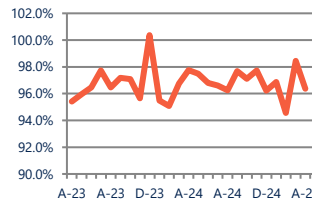
42



Down -13%
Vs. Year Ago

Sold Vs. List Price

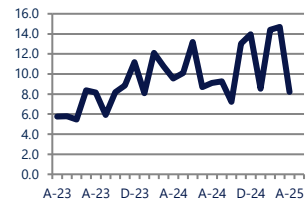
96.4%



Down -1.4%
Vs. Year Ago

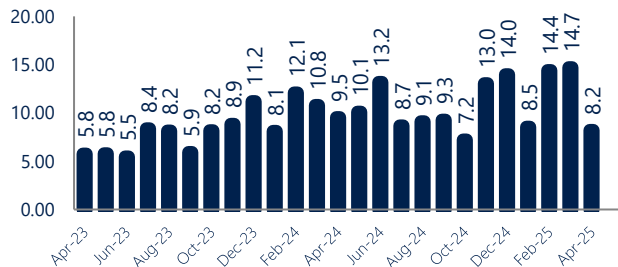
Months of Supply

8.2



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

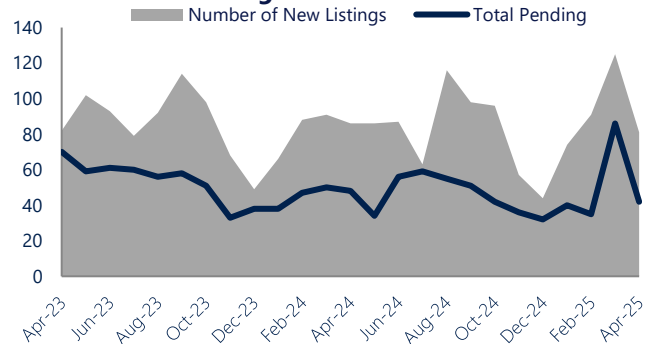
In April, there was 8.2 months of supply available in Ocean City, compared to 9.5 in April 2024. That is a decrease of 14% versus a year ago.

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.

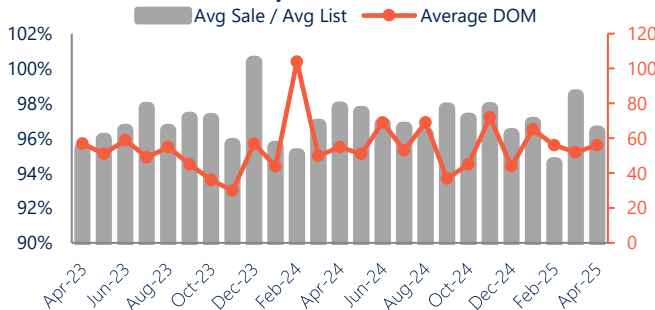
New Listings & Current Contracts

This month there were 81 homes newly listed for sale in Ocean City compared to 86 in April 2024, a decrease of 6%. There were 42 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 13% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Ocean City was 96.4% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 56, higher than the average last year, which was 55, an increase of 2%.

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