

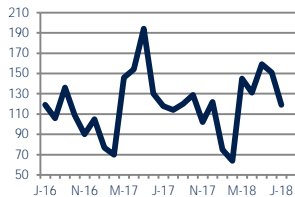
Focus On: Ocean City Housing Market

July 2018

Zip Code(s): 21842 and 21843

Units Sold

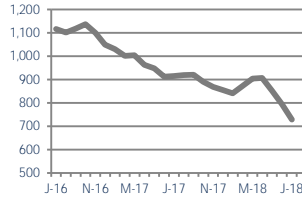
119



Up 1%
Vs. Year Ago

Active Inventory

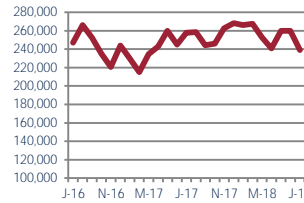
729



Down -20%
Vs. Year Ago

Median Sale Price

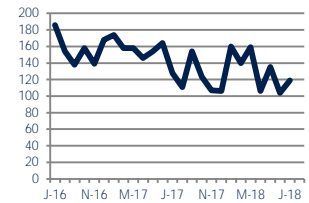
\$239,000



Down -7%
Vs. Year Ago

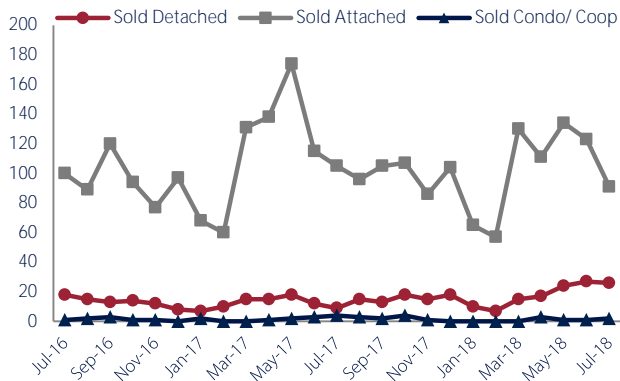
Days On Market

119



Down -7%
Vs. Year Ago

Units Sold*



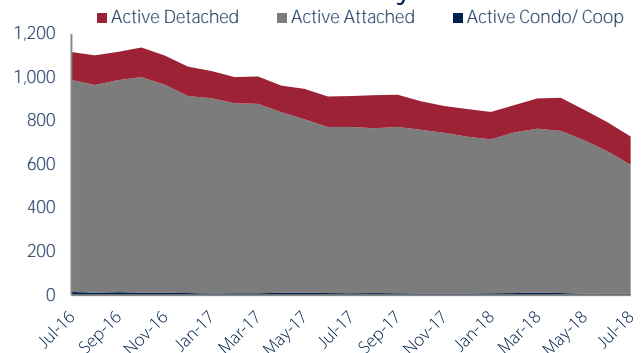
Units Sold

There was a decrease in total units sold in July, with 119 sold this month in Ocean City versus 151 last month, a decrease of 21%. This month's total units sold was higher than at this time last year, an increase of 1% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 186 units or 20%. The total number of active inventory this July was 729 compared to 915 in July 2017. This month's total of 729 is lower than the previous month's total supply of available inventory of 795, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Ocean City Homes was \$257,750. This July, the median sale price was \$239,000, a decrease of 7% or \$18,750 compared to last year. The current median sold price is 8% lower than in June.

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 21842 and 21843.

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



CHRISTIE'S INTERNATIONAL REAL ESTATE





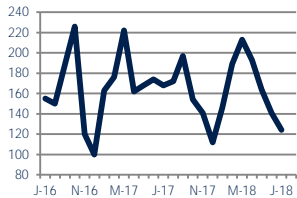
Focus On: Ocean City Housing Market

July 2018

Zip Code(s): 21842 and 21843

New Listings

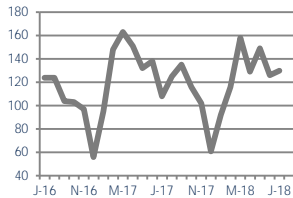
124



Down -26%
Vs. Year Ago

Current Contracts

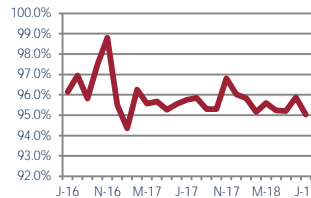
130



Up 20%
Vs. Year Ago

Sold Vs. List Price

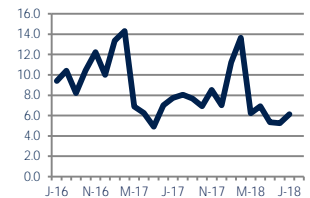
95.0%



Down -0.8%
Vs. Year Ago

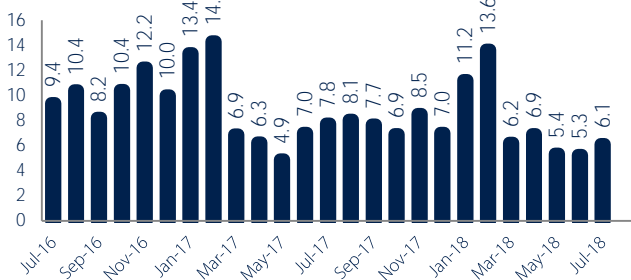
Months of Supply

6.1



Down -21%
Vs. Year Ago

Months Of Supply



Months of Supply

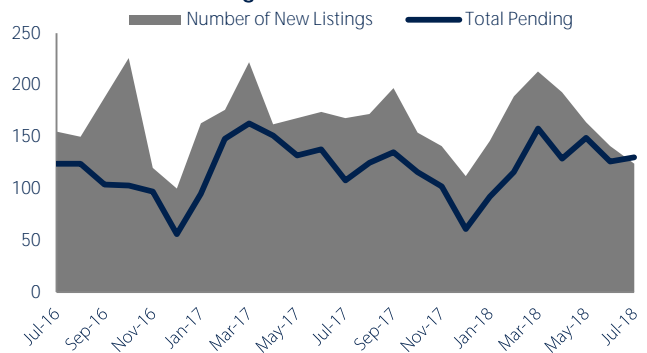
In July, there was 6.1 months of supply available in Ocean City, compared to 7.8 in July 2017. That is a decrease of 21% versus a year ago.

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.

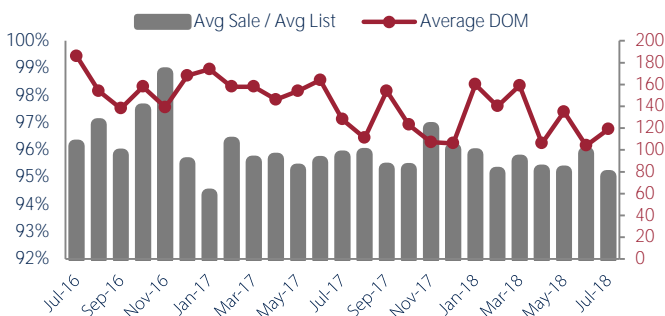
New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Ocean City compared to 168 in July 2017, a decrease of 26%. There were 130 current contracts pending sale this July compared to 108 a year ago. The number of current contracts is 20% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Ocean City was 95.0% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 119, lower than the average last year, which was 128, a decrease of 7%.



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