



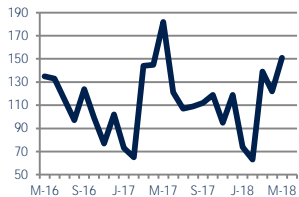
Focus On: Ocean City Housing Market

May 2018

Zip Code(s): 21842 and 21843

Units Sold

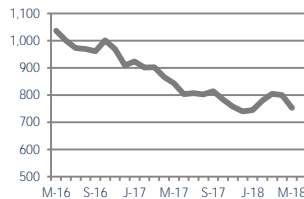
151



Down -17%
Vs. Year Ago

Active Inventory

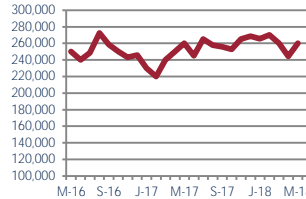
753



Down -11%
Vs. Year Ago

Median Sale Price

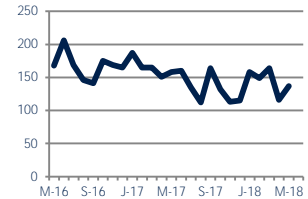
\$260,000



No Change
Vs. Year Ago

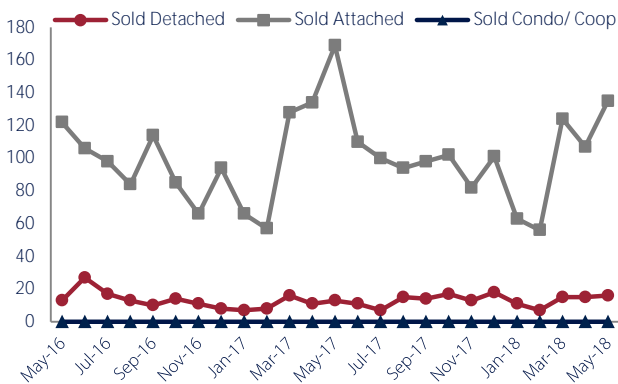
Days On Market

137



Down -13%
Vs. Year Ago

Units Sold*



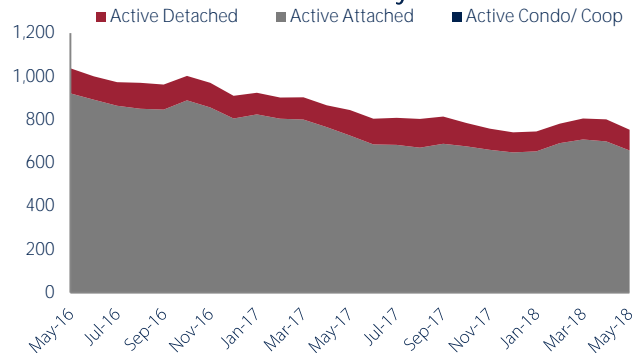
Units Sold

There was an increase in total units sold in May, with 151 sold this month in Ocean City versus 122 last month, an increase of 24%. This month's total units sold was lower than at this time last year, a decrease of 17% versus May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 91 units or 11%. The total number of active inventory this May was 753 compared to 844 in May 2017. This month's total of 753 is lower than the previous month's total supply of available inventory of 801, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Ocean City Homes was \$260,000. This May, the median sale price was \$260,000, which is similar compared to a year ago. The current median sold price is 6% higher than in April.

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 CAR 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 CAR or Long & Foster Real Estate, Inc.



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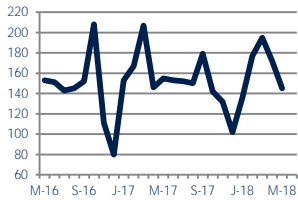
Focus On: Ocean City Housing Market

May 2018

Zip Code(s): 21842 and 21843

New Listings

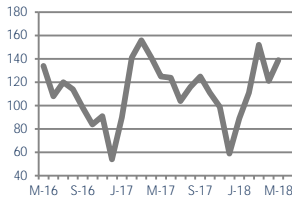
145



Down -6%
Vs. Year Ago

Current Contracts

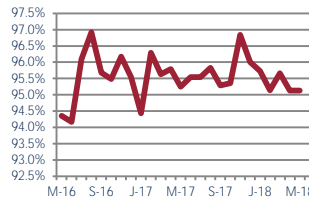
139



Up 11%
Vs. Year Ago

Sold Vs. List Price

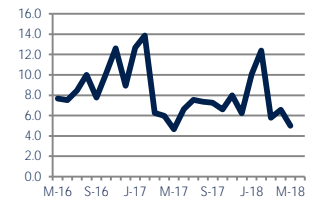
95.1%



No Change
Vs. Year Ago

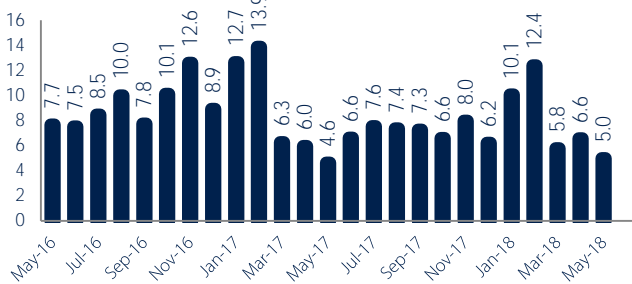
Months of Supply

5.0



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

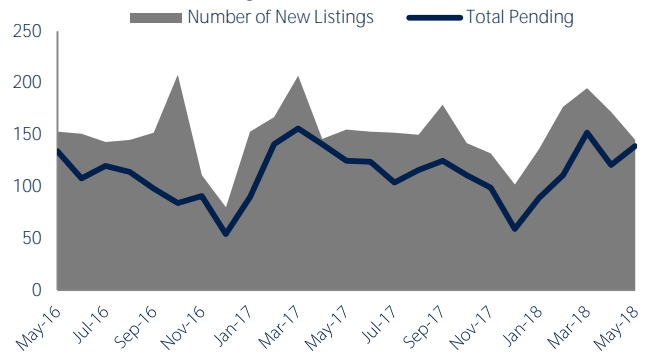
In May, there was 5.0 months of supply available in Ocean City, compared to 4.6 in May 2017. That is an increase of 8% versus a year ago.

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.

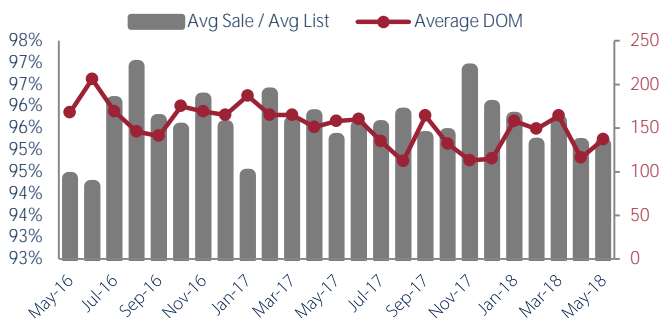
New Listings & Current Contracts

This month there were 145 homes newly listed for sale in Ocean City compared to 155 in May 2017, a decrease of 6%. There were 139 current contracts pending sale this May compared to 125 a year ago. The number of current contracts is 11% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Ocean City was 95.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 137, lower than the average last year, which was 158, a decrease of 13%.



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