



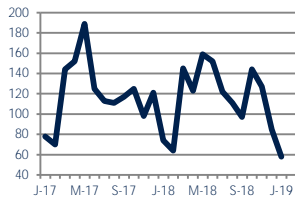
## Focus On: Ocean City Housing Market

January 2019

Zip Code(s): 21842 and 21843

### Units Sold

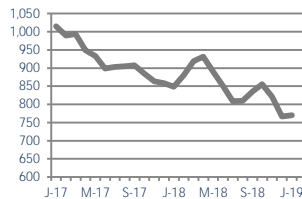
58



Down -22%  
Vs. Year Ago

### Active Inventory

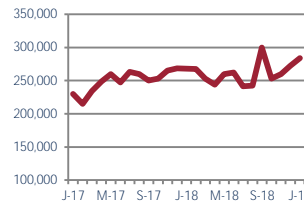
770



Down -9%  
Vs. Year Ago

### Median Sale Price

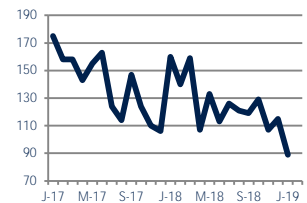
\$283,950



Up 6%  
Vs. Year Ago

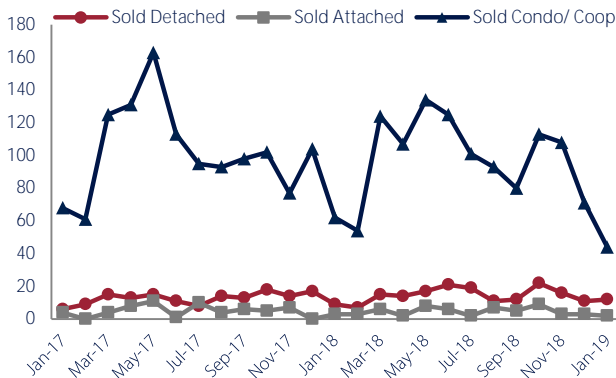
### Days On Market

89



Down -44%  
Vs. Year Ago

### Units Sold\*



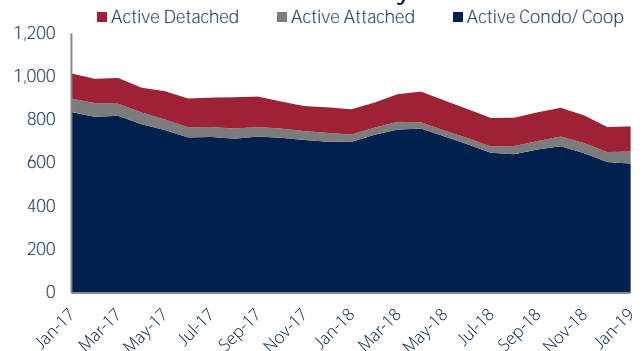
### Units Sold

There was a decrease in total units sold in January, with 58 sold this month in Ocean City versus 85 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 22% versus January 2018.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 79 units or 9%. The total number of active inventory this January was 770 compared to 849 in January 2018. This month's supply remained stable as compared to last month.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Ocean City Homes was \$268,000. This January, the median sale price was \$283,950, an increase of 6% or \$15,950 compared to last year. The current median sold price is 4% higher than in December.

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.



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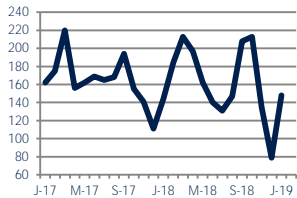
## Focus On: Ocean City Housing Market

January 2019

Zip Code(s): 21842 and 21843

### New Listings

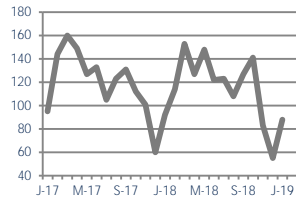
148



Up 3%  
Vs. Year Ago

### Current Contracts

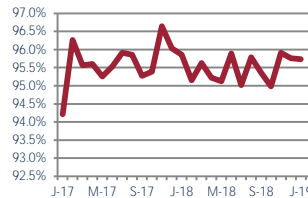
88



Down -4%  
Vs. Year Ago

### Sold Vs. List Price

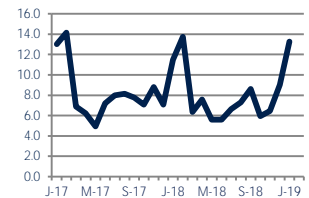
95.7%



No Change  
Vs. Year Ago

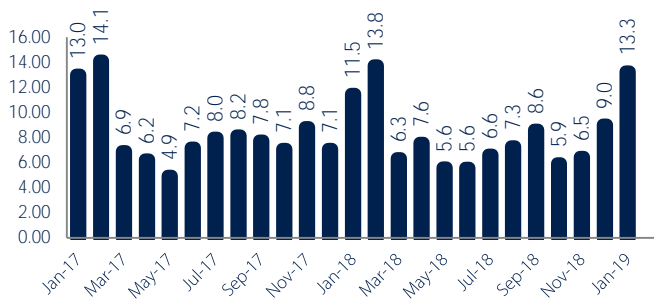
### Months of Supply

13.3



Up 16%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

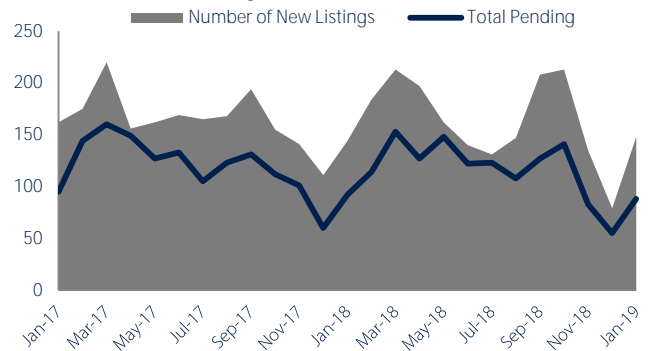
In January, there was 13.3 months of supply available in Ocean City, compared to 11.5 in January 2018. That is an increase of 16% versus a year ago.

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.

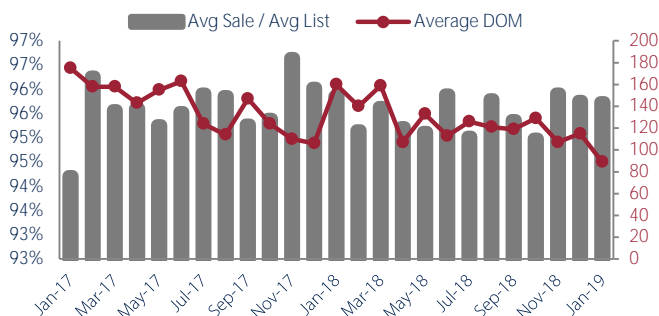
### New Listings & Current Contracts

This month there were 148 homes newly listed for sale in Ocean City compared to 144 in January 2018, an increase of 3%. There were 88 current contracts pending sale this January compared to 92 a year ago. The number of current contracts is 4% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Ocean City was 95.7% 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 89, lower than the average last year, which was 160, a decrease of 44%.



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