

THE LONG & FOSTER MARKET MINUTE™

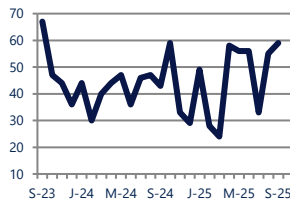
FOCUS ON: **OCEAN CITY HOUSING MARKET**

SEPTEMBER 2025

Zip Code(s): 8226

Units Sold

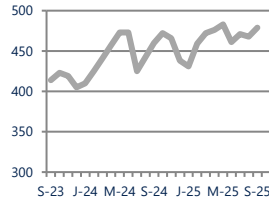
59



Up
Vs. Year Ago

Active Inventory

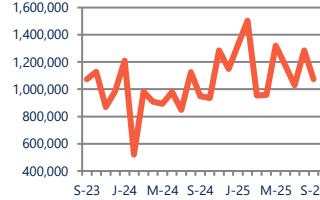
479



Up 4%
Vs. Year Ago

Median Sale Price

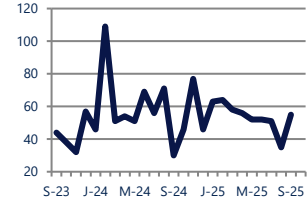
\$1,075,000



Up 13%
Vs. Year Ago

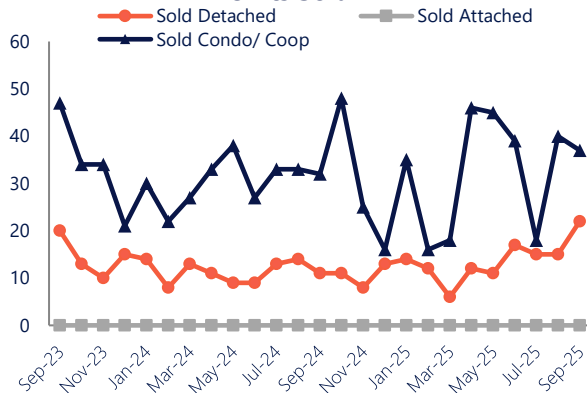
Days On Market

55



Up 83%
Vs. Year Ago

Units Sold*



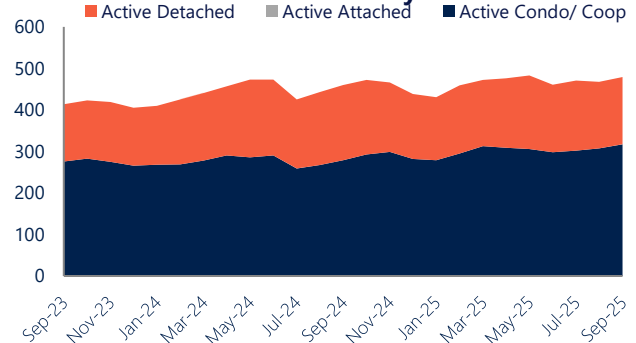
Units Sold

There was an increase in total units sold in September, with 59 sold this month in Ocean City. This month's total units sold was higher than at this time last year.

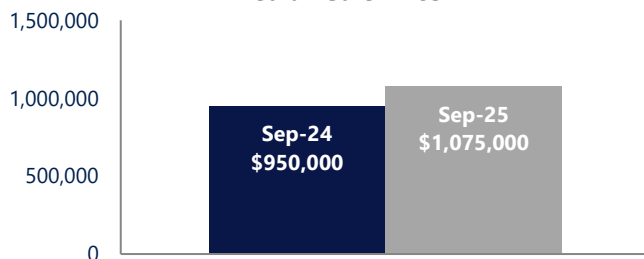
Active Inventory

Versus last year, the total number of homes available this month is higher by 19 units or 4%. The total number of active inventory this September was 479 compared to 460 in September 2024. This month's total of 479 is higher than the previous month's total supply of available inventory of 468, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Ocean City Homes was \$950,000. This September, the median sale price was \$1,075,000, an increase of 13% or \$125,000 compared to last year. The current median sold price is 16% lower than in August.

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.

LONG & FOSTER
REAL ESTATE



THE LONG & FOSTER MARKET MINUTE™

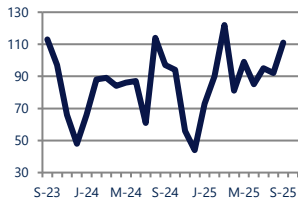
FOCUS ON: **OCEAN CITY HOUSING MARKET**

SEPTEMBER 2025

Zip Code(s): 8226

New Listings

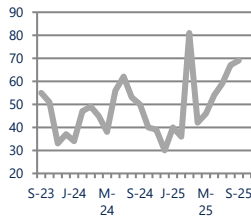
111



Up 14%
Vs. Year Ago

Current Contracts

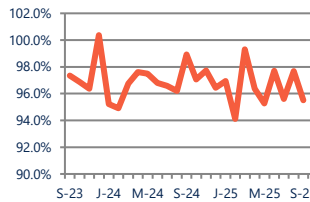
69



Up 38%
Vs. Year Ago

Sold Vs. List Price

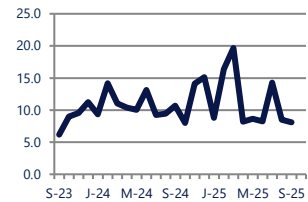
95.5%



Down -3.5%
Vs. Year Ago

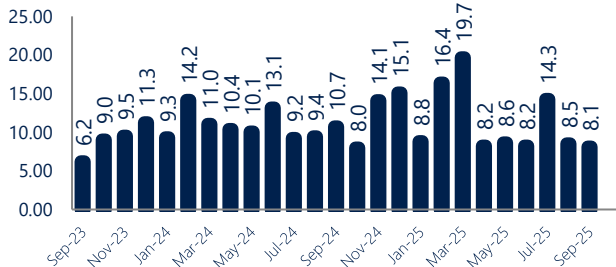
Months of Supply

8.1



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

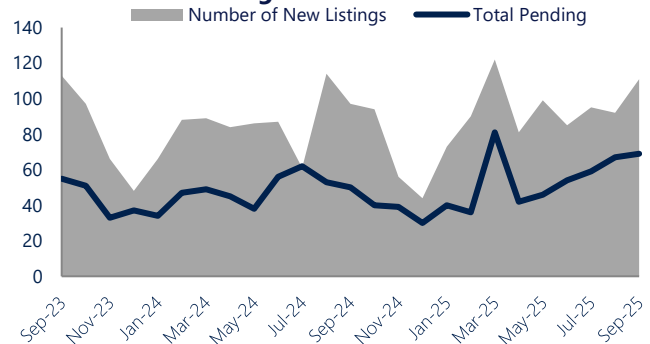
In September, there was 8.1 months of supply available in Ocean City, compared to 10.7 in September 2024. That is a decrease of 24% versus a year ago.

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.

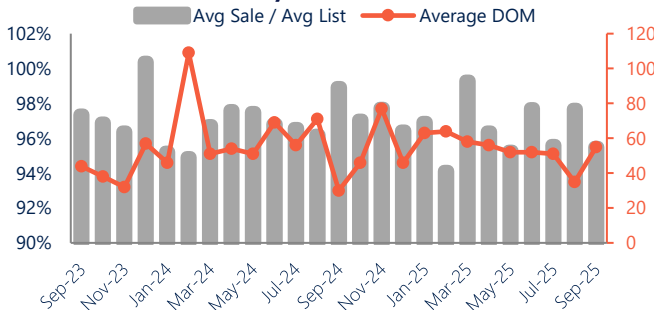
New Listings & Current Contracts

This month there were 111 homes newly listed for sale in Ocean City compared to 97 in September 2024, an increase of 14%. There were 69 current contracts pending sale this September compared to 50 a year ago. The number of current contracts is 38% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Ocean City was 95.5% of the average list price, which is 3.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 55, higher than the average last year, which was 30, an increase of 83%.

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 SJSMIS 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 SJSMIS or Long & Foster Real Estate, Inc.