

Monthly Indicators



June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

- Single Family Closed Sales increased 100.0 percent to 20.
- Townhouse-Condo Closed Sales increased 57.1 percent to 44.
- There were no Adult Communities Closed Sales during the current period.
- Single Family Median Sales Price was down 17.9 percent to \$1,930,000.
- Townhouse-Condo Median Sales Price was up 2.6 percent to \$917,000.
- There was no Adult Communities Median Sales Price for either the current or year-ago period.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Monthly Snapshot

+ 68.4% **- 12.8%** **+ 21.4%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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For residential real estate activity in Ocean City. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		26	26	0.0%	156	178	+ 14.1%
Pending Sales		21	24	+ 14.3%	65	96	+ 47.7%
Closed Sales		10	20	+ 100.0%	67	88	+ 31.3%
Median Sales Price		\$2,350,000	\$1,930,000	- 17.9%	\$1,840,000	\$1,807,500	- 1.8%
Average Sales Price		\$2,748,950	\$2,841,593	+ 3.4%	\$2,067,896	\$2,243,385	+ 8.5%
Pct. of List Price Received		94.5%	97.0%	+ 2.6%	95.4%	96.3%	+ 0.9%
Days on Market		40	58	+ 45.0%	47	64	+ 36.2%
Housing Affordability Index		16	19	+ 18.8%	20	21	+ 5.0%
Inventory of Homes for Sale		93	64	- 31.2%	--	--	--
Months Supply of Inventory		7.3	4.3	- 41.1%	--	--	--

Townhouse-Condo Market Overview

Key metrics for **Townhouses and Condominiums Only** for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		57	61	+ 7.0%	338	381	+ 12.7%
Pending Sales		37	29	- 21.6%	207	216	+ 4.3%
Closed Sales		28	44	+ 57.1%	191	221	+ 15.7%
Median Sales Price		\$894,000	\$917,000	+ 2.6%	\$865,000	\$960,000	+ 11.0%
Average Sales Price		\$882,009	\$970,432	+ 10.0%	\$1,010,331	\$1,089,951	+ 7.9%
Pct. of List Price Received		98.2%	98.5%	+ 0.3%	97.6%	97.4%	- 0.2%
Days on Market		75	45	- 40.0%	64	51	- 20.3%
Housing Affordability Index		42	41	- 2.4%	43	39	- 9.3%
Inventory of Homes for Sale		153	153	0.0%	--	--	--
Months Supply of Inventory		4.5	4.5	0.0%	--	--	--

Adult Community Market Overview

Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.



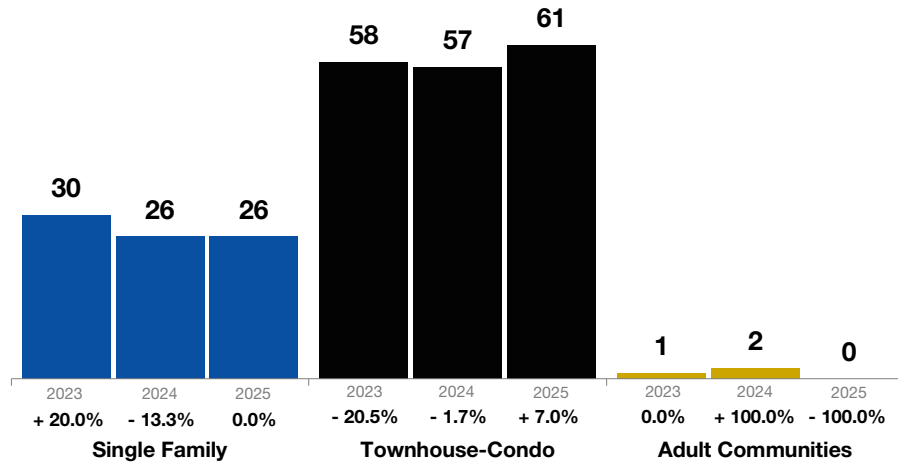
Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		2	0	- 100.0%	8	3	- 62.5%
Pending Sales		0	1	--	4	4	0.0%
Closed Sales		0	0	--	4	3	- 25.0%
Median Sales Price		\$0	\$0	--	\$282,000	\$635,000	+ 125.2%
Avg. Sales Price		\$0	\$0	--	\$281,000	\$836,000	+ 197.5%
Pct. of List Price Received		0.0%	0.0%	--	96.9%	96.6%	- 0.3%
Days on Market		0	0	--	36	50	+ 38.9%
Affordability Index		0	0	--	0	59	--
Homes for Sale		4	1	- 75.0%	--	--	--
Months Supply		2.4	0.6	- 75.0%	--	--	--

New Listings

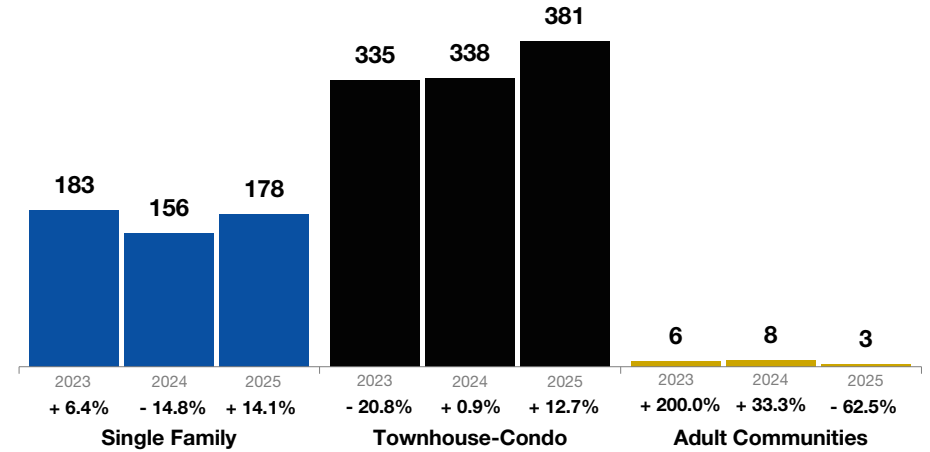
A count of the properties that have been newly listed on the market in a given month.



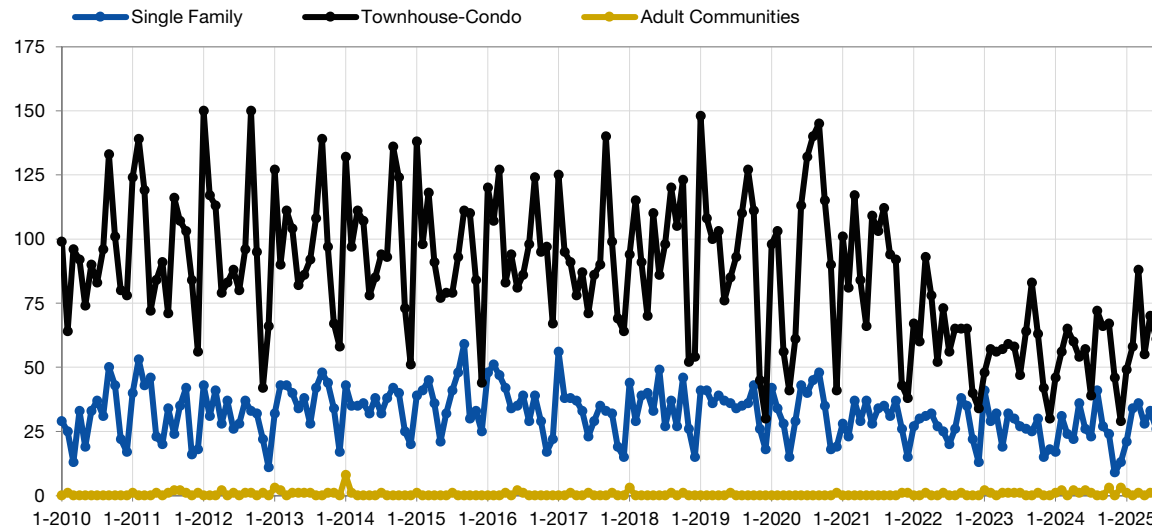
June



Year to Date



Historical New Listings by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

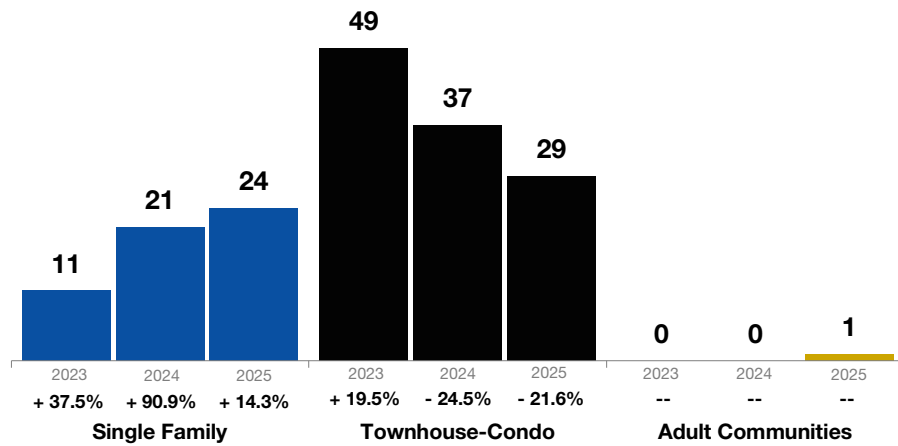
	Single Family	Townhouse-Condo	Adult Communities
July 2024	23	39	1
August 2024	41	72	0
September 2024	27	66	0
October 2024	24	67	3
November 2024	9	46	0
December 2024	13	29	3
January 2025	21	49	1
February 2025	34	58	0
March 2025	36	88	1
April 2025	28	55	0
May 2025	33	70	1
June 2025	26	61	0
12-Month Avg.	26	58	1

Pending Sales

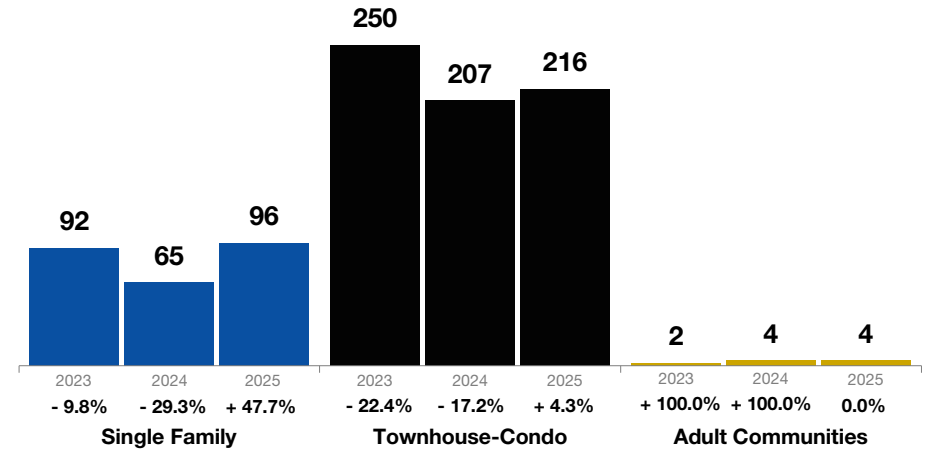
A count of the properties on which offers have been accepted in a given month.



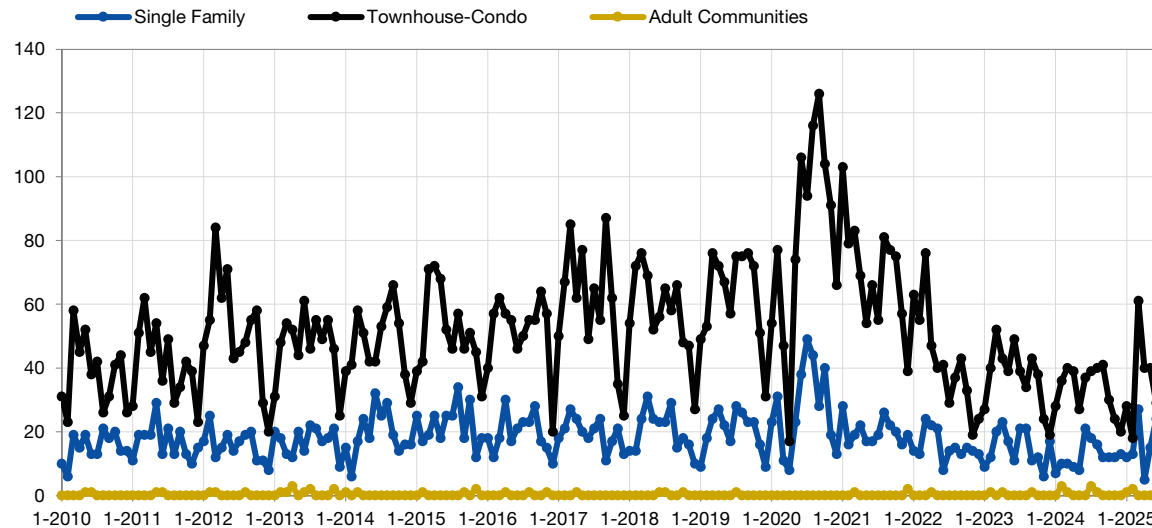
June



Year to Date



Historical Pending Sales by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

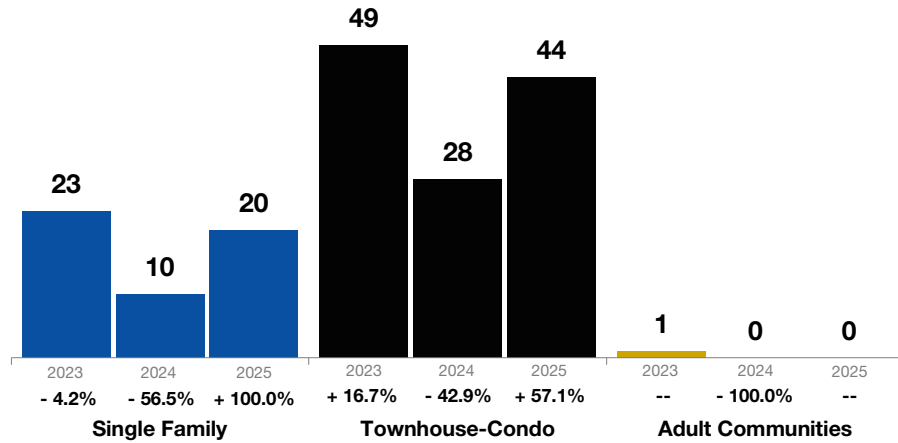
	Single Family	Townhouse-Condo	Adult Communities
July 2024	18	39	3
August 2024	16	40	1
September 2024	12	41	0
October 2024	12	30	0
November 2024	12	24	0
December 2024	13	20	0
January 2025	12	28	1
February 2025	13	18	2
March 2025	27	61	0
April 2025	5	40	0
May 2025	15	40	0
June 2025	24	29	1
12-Month Avg.	15	34	1

Closed Sales

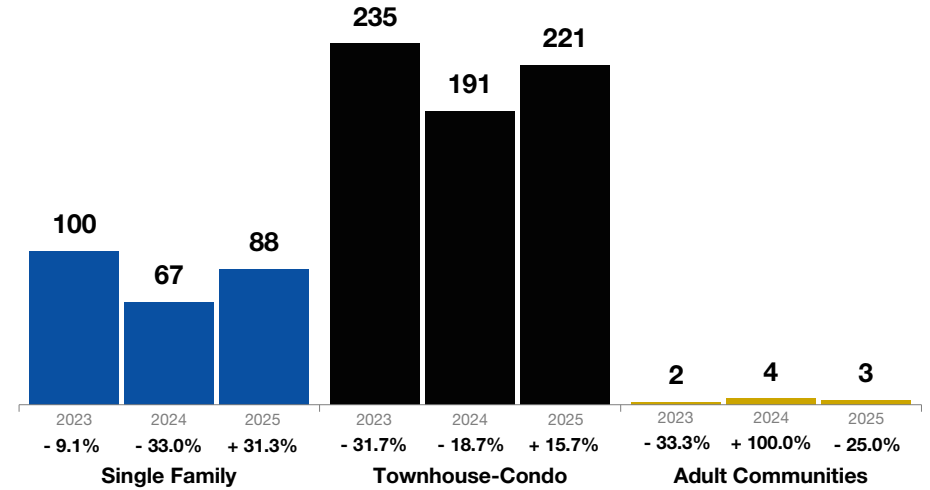
A count of the actual sales that closed in a given month.



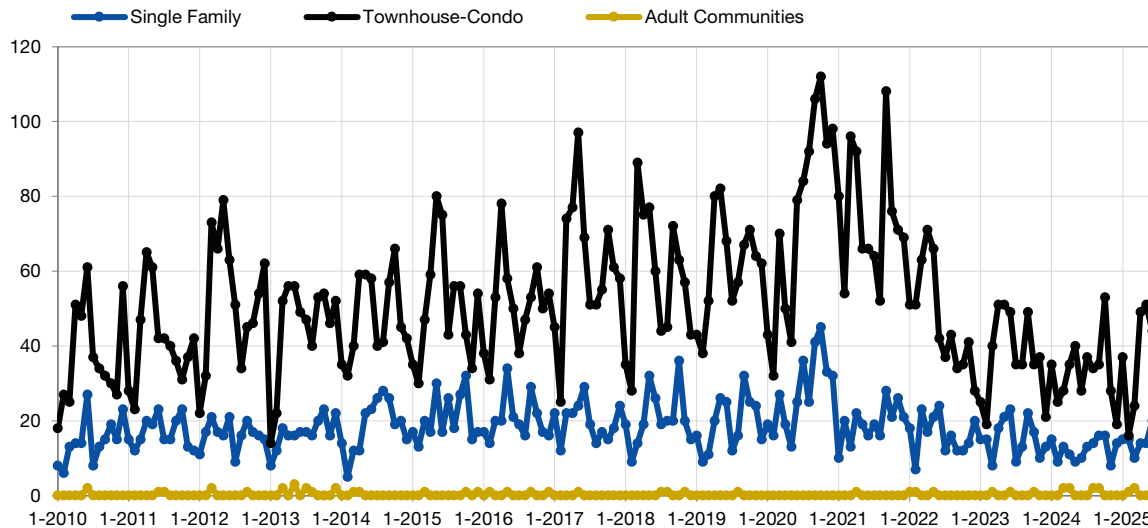
June



Year to Date



Historical Closed Sales by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

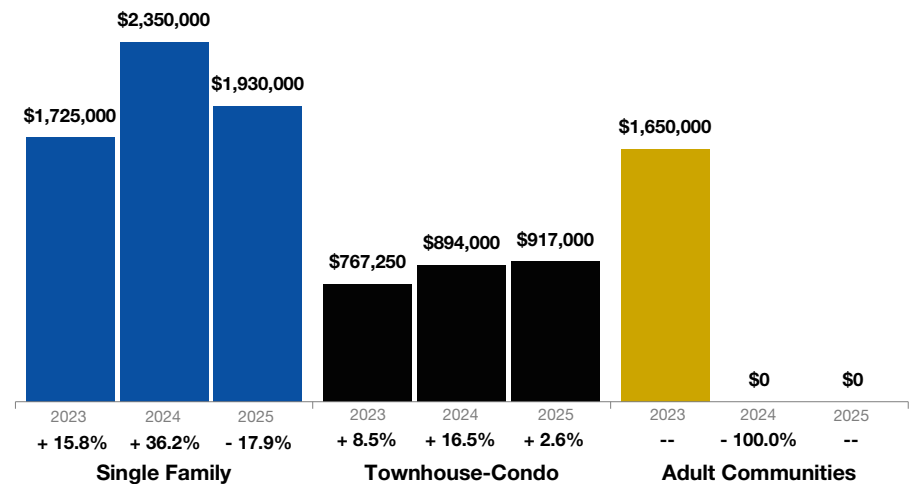
	Single Family	Townhouse-Condo	Adult Communities
July 2024	13	37	0
August 2024	14	34	2
September 2024	16	35	2
October 2024	16	53	0
November 2024	8	28	0
December 2024	14	19	0
January 2025	15	37	0
February 2025	15	16	1
March 2025	10	24	2
April 2025	14	49	0
May 2025	14	51	0
June 2025	20	44	0
12-Month Avg.	14	36	1

Median Sales Price

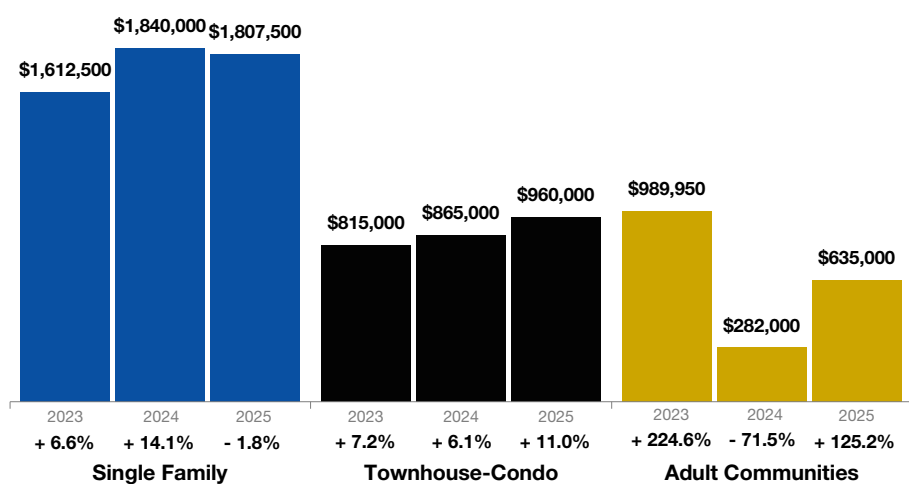
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



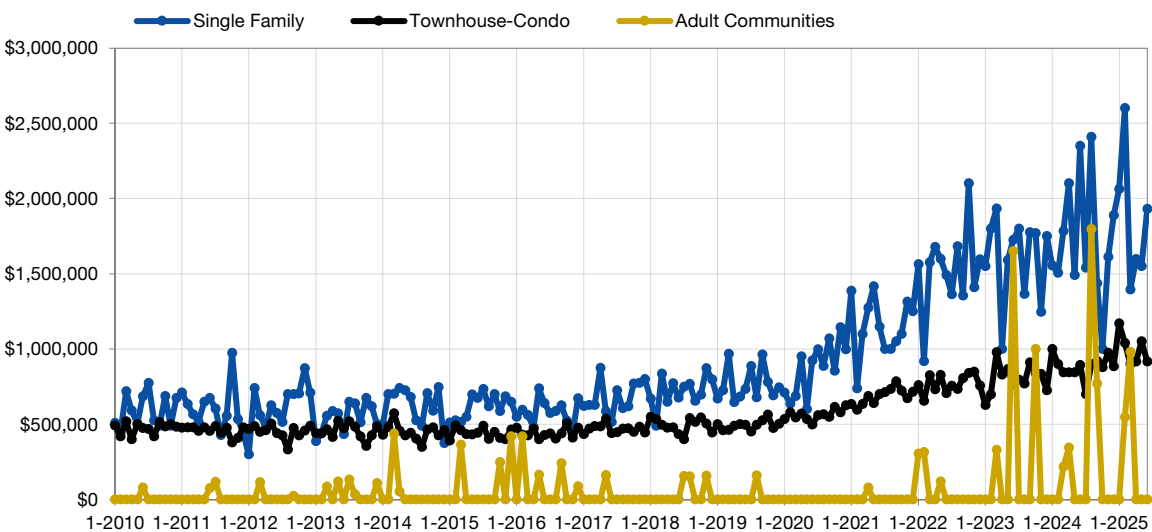
June



Year to Date



Historical Median Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2024	\$1,540,000	\$700,000	\$0
August 2024	\$2,410,000	\$897,500	\$1,797,000
September 2024	\$1,437,500	\$922,300	\$770,000
October 2024	\$999,999	\$879,000	\$0
November 2024	\$1,612,500	\$975,000	\$0
December 2024	\$1,887,500	\$885,000	\$0
January 2025	\$2,062,500	\$1,170,000	\$0
February 2025	\$2,600,000	\$1,039,950	\$548,000
March 2025	\$1,395,000	\$900,000	\$980,000
April 2025	\$1,597,000	\$917,000	\$0
May 2025	\$1,550,500	\$1,050,000	\$0
June 2025	\$1,930,000	\$917,000	\$0
12-Month Med.*	\$1,700,000	\$922,300	\$819,000

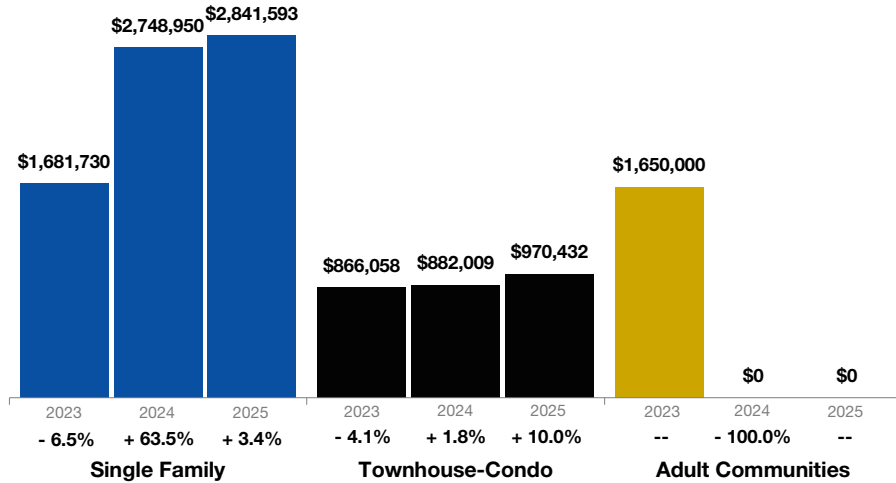
* Median Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Average Sales Price

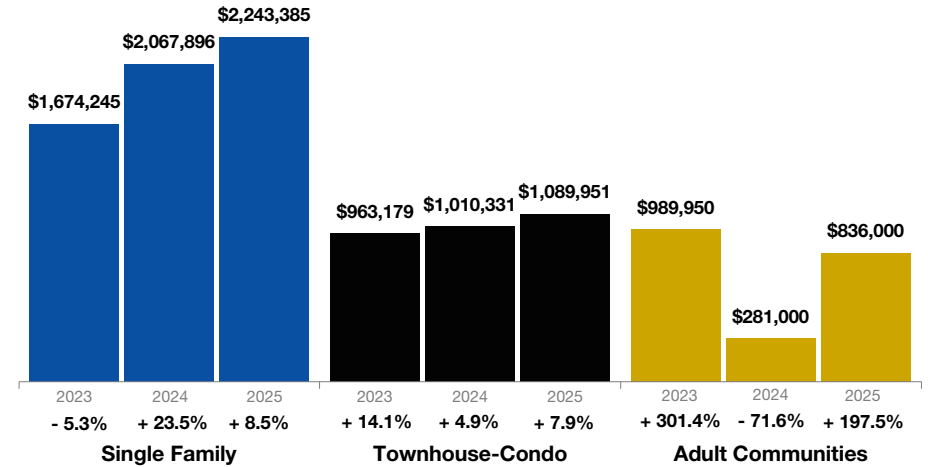
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



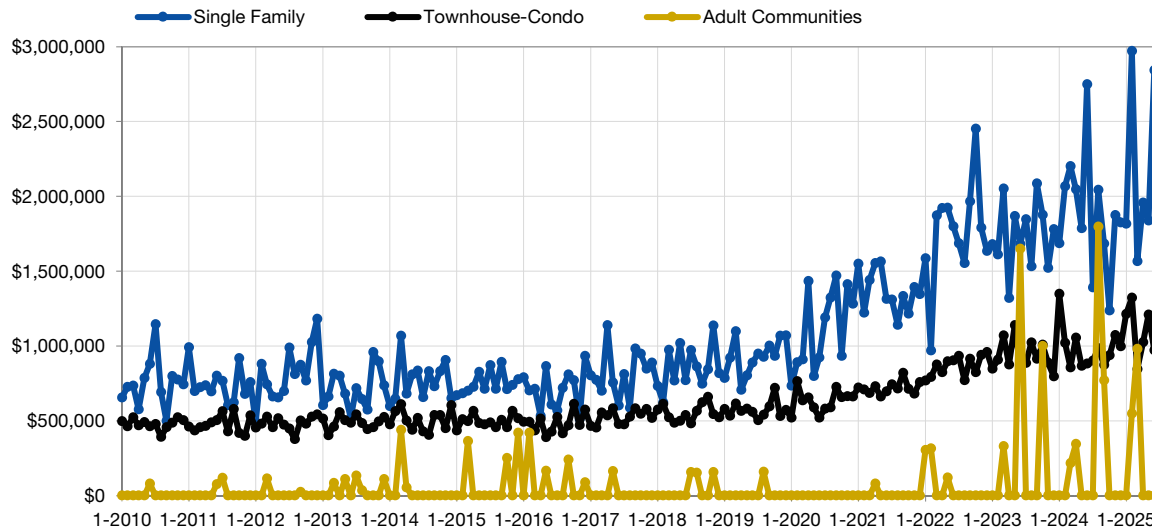
June



Year to Date



Historical Average Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2024	\$1,390,654	\$901,184	\$0
August 2024	\$2,043,143	\$983,862	\$1,797,000
September 2024	\$1,682,869	\$873,806	\$770,000
October 2024	\$1,236,712	\$937,244	\$0
November 2024	\$1,873,750	\$1,071,921	\$0
December 2024	\$1,823,857	\$997,824	\$0
January 2025	\$1,815,900	\$1,212,449	\$0
February 2025	\$2,969,367	\$1,321,869	\$548,000
March 2025	\$1,566,500	\$844,483	\$980,000
April 2025	\$1,957,571	\$1,025,078	\$0
May 2025	\$1,838,286	\$1,209,280	\$0
June 2025	\$2,841,593	\$970,432	\$0
12-Month Avg.*	\$1,960,578	\$1,023,194	\$1,091,714

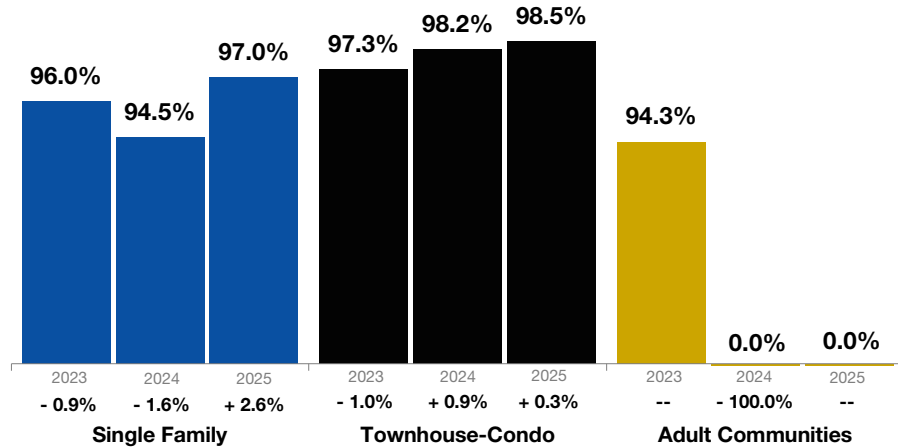
* Avg. Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Percent of List Price Received

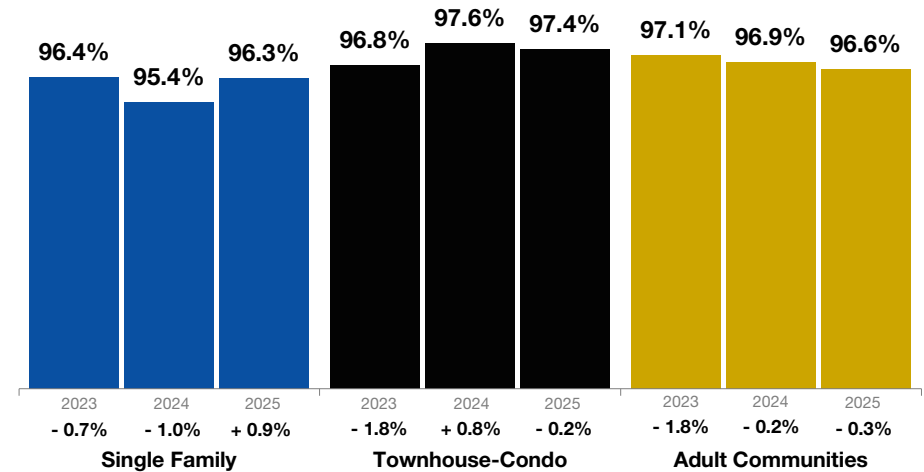
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



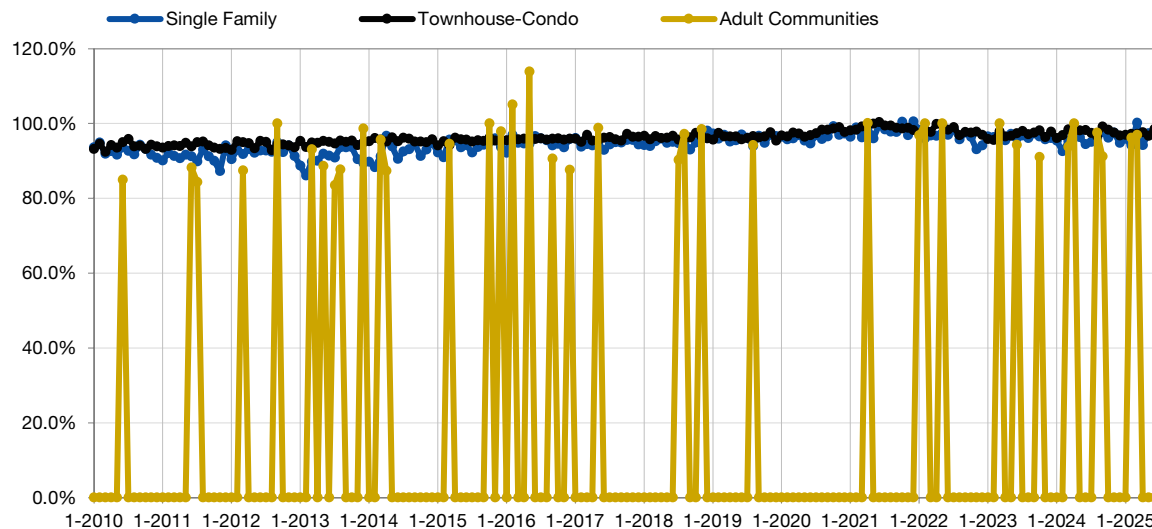
June



Year to Date



Historical Percent of List Price Received by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2024	95.0%	97.5%	0.0%
August 2024	96.1%	96.6%	97.5%
September 2024	97.6%	99.1%	91.2%
October 2024	96.1%	98.3%	0.0%
November 2024	97.5%	97.5%	0.0%
December 2024	94.7%	96.7%	0.0%
January 2025	95.9%	96.9%	0.0%
February 2025	94.2%	97.1%	96.2%
March 2025	100.2%	97.2%	96.9%
April 2025	94.1%	97.6%	0.0%
May 2025	97.3%	96.7%	0.0%
June 2025	97.0%	98.5%	0.0%
12-Month Avg.*	96.2%	97.6%	95.3%

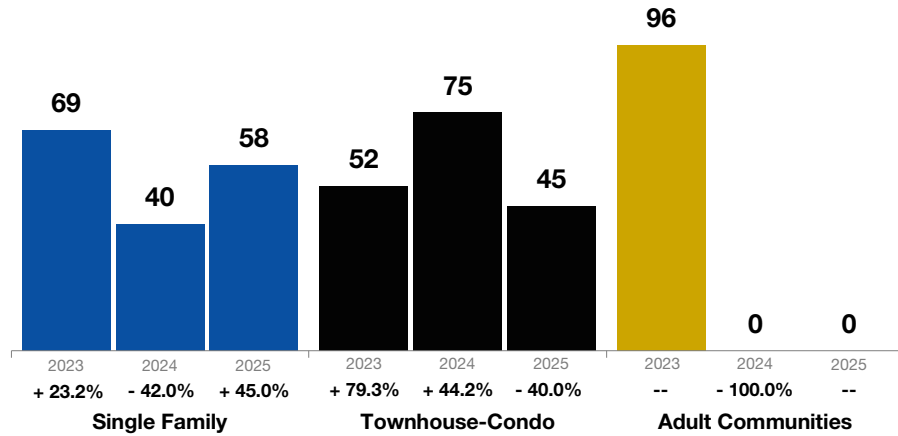
* Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Days on Market Until Sale

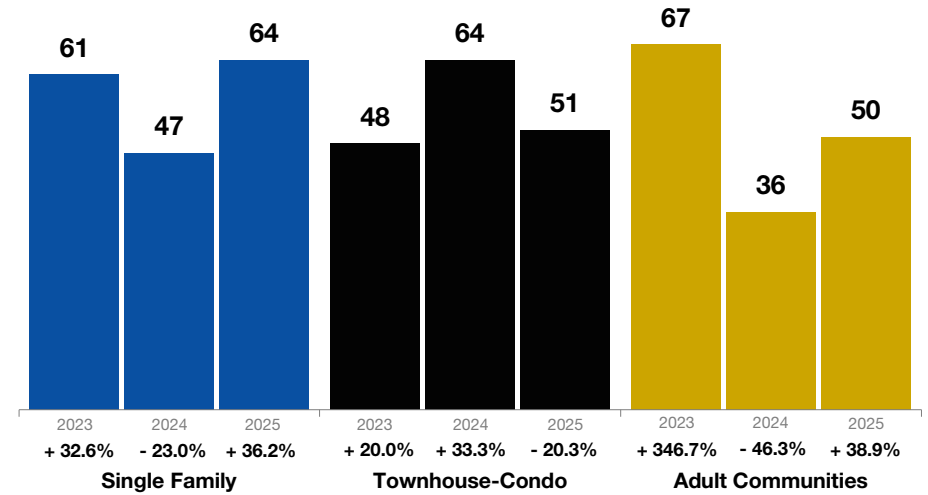
Average number of days between when a property is listed and when an offer is accepted in a given month.



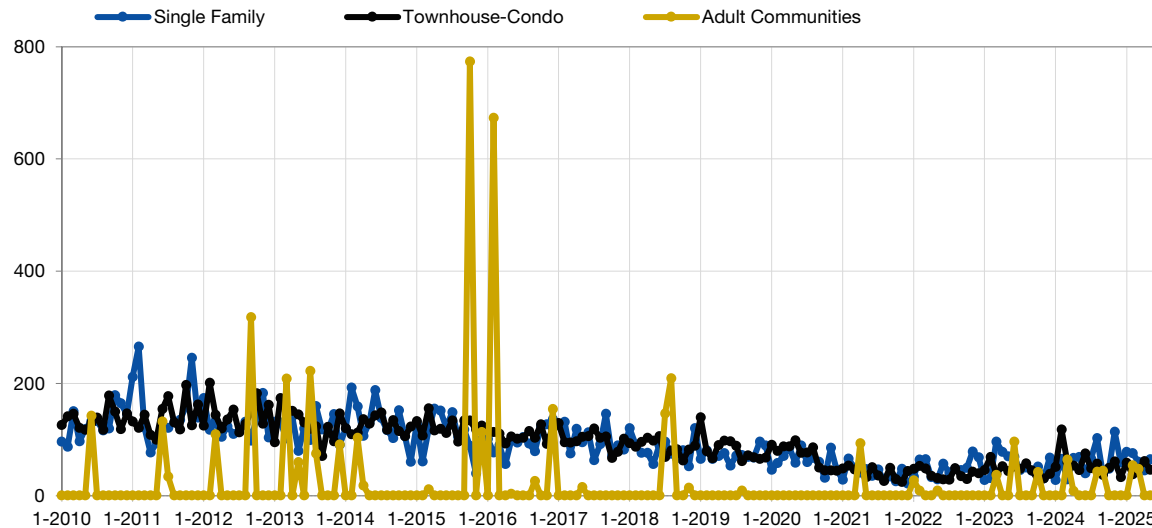
June



Year to Date



Historical Days on Market Until Sale by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2024	66	48	0
August 2024	102	57	43
September 2024	39	36	44
October 2024	47	49	0
November 2024	114	60	0
December 2024	59	33	0
January 2025	78	58	0
February 2025	76	38	54
March 2025	60	47	48
April 2025	45	61	0
May 2025	64	46	0
June 2025	58	45	0
12-Month Avg.*	65	50	46

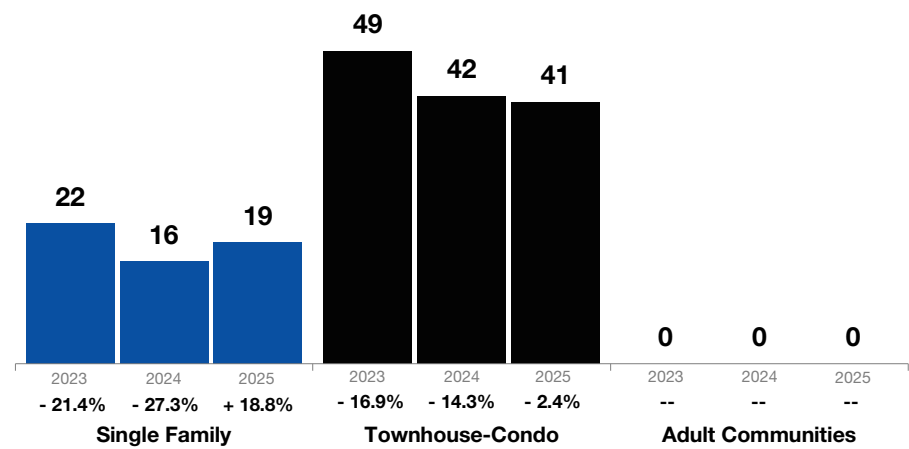
* Days on Market for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Housing Affordability Index

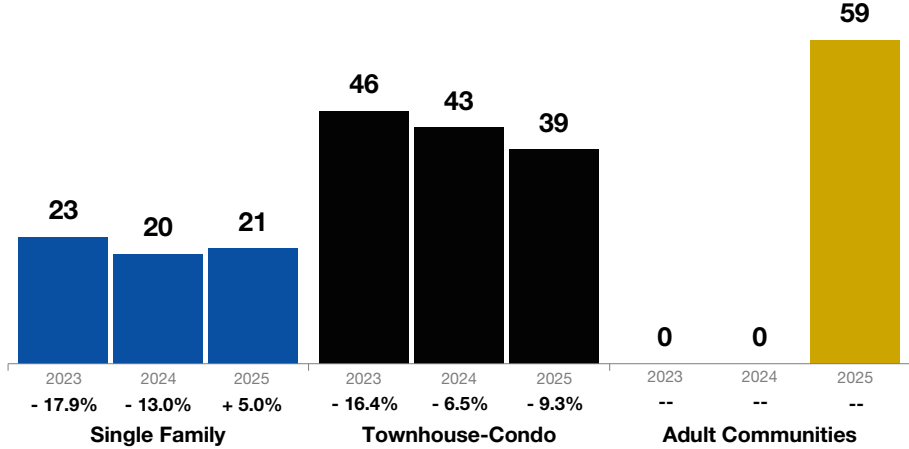


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

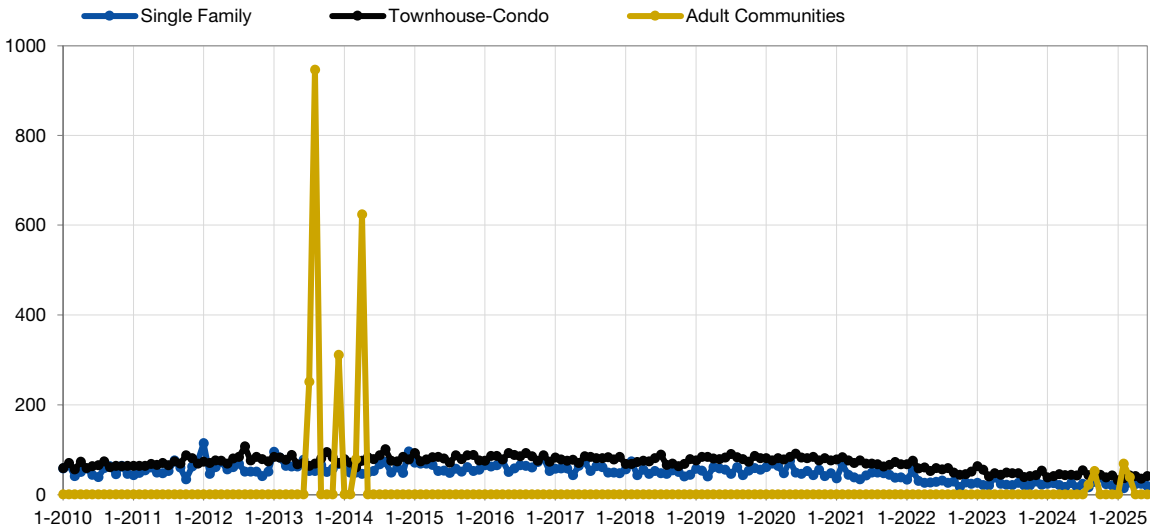
June



Year to Date



Historical Housing Affordability Index by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2024	24	54	0
August 2024	16	43	22
September 2024	28	43	52
October 2024	38	44	0
November 2024	23	38	0
December 2024	20	42	0
January 2025	18	32	0
February 2025	14	36	69
March 2025	27	42	39
April 2025	23	41	0
May 2025	24	35	0
June 2025	19	41	0
12-Month Avg.*	23	41	15

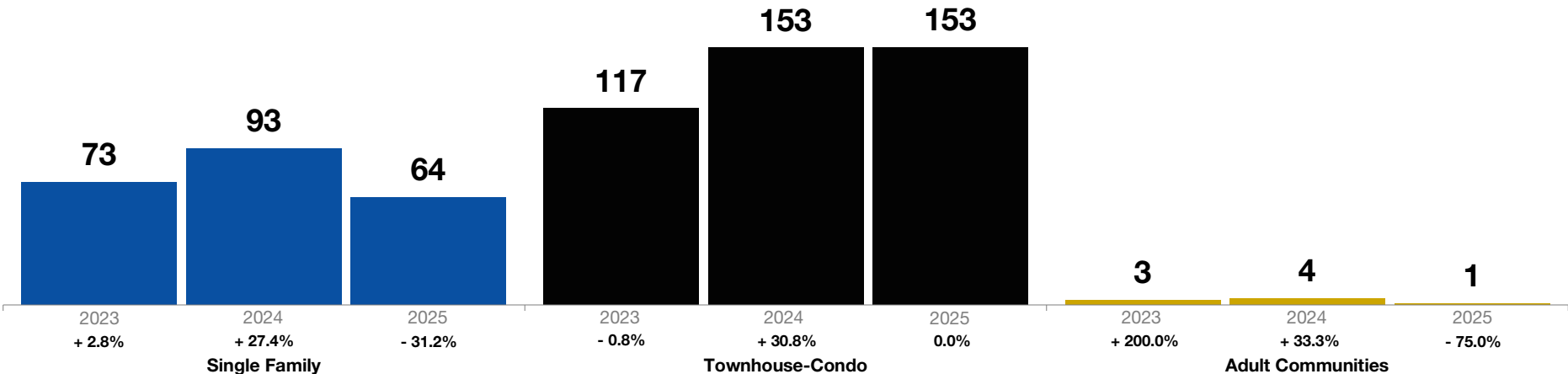
* Affordability Index for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

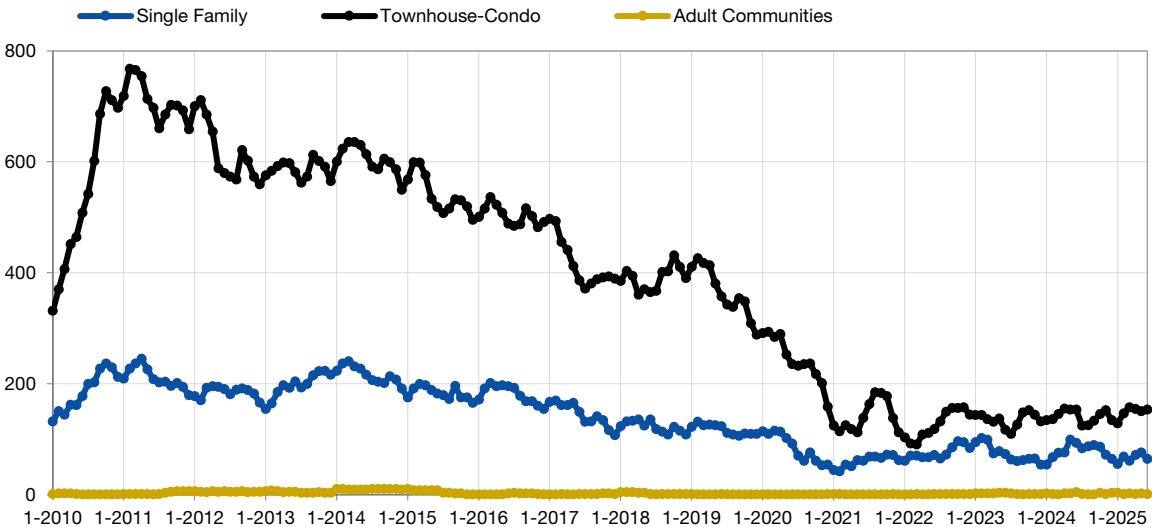
The number of properties available for sale in active status at the end of a given month.



June



Historical Inventory of Homes for Sale by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

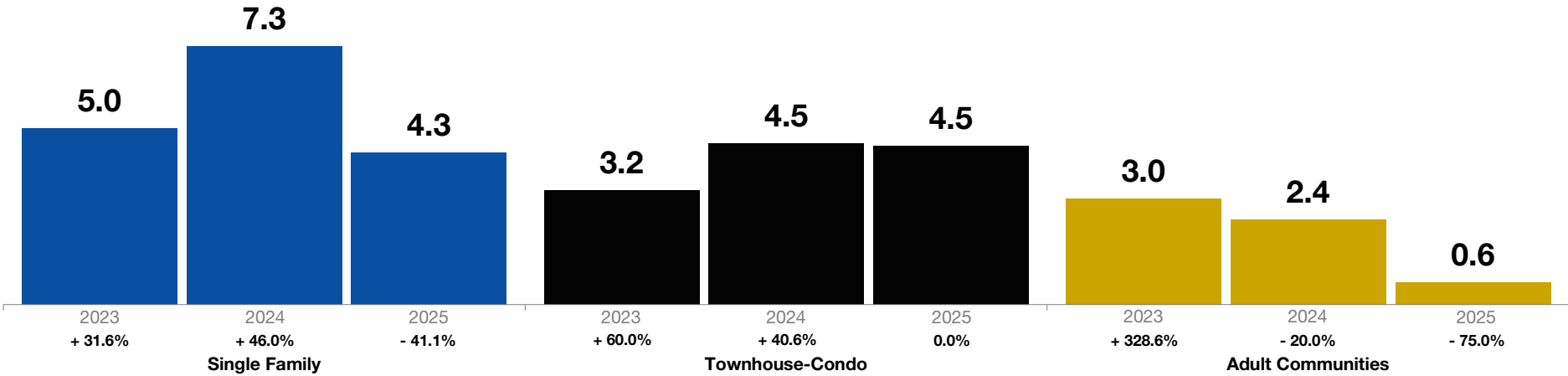
	Single Family	Townhouse-Condo	Adult Communities
July 2024	83	124	1
August 2024	87	125	0
September 2024	89	133	0
October 2024	86	145	3
November 2024	72	152	1
December 2024	64	134	3
January 2025	55	128	3
February 2025	68	146	1
March 2025	61	157	2
April 2025	71	154	1
May 2025	76	150	2
June 2025	64	153	1
12-Month Avg.	73	142	2

Months Supply of Inventory

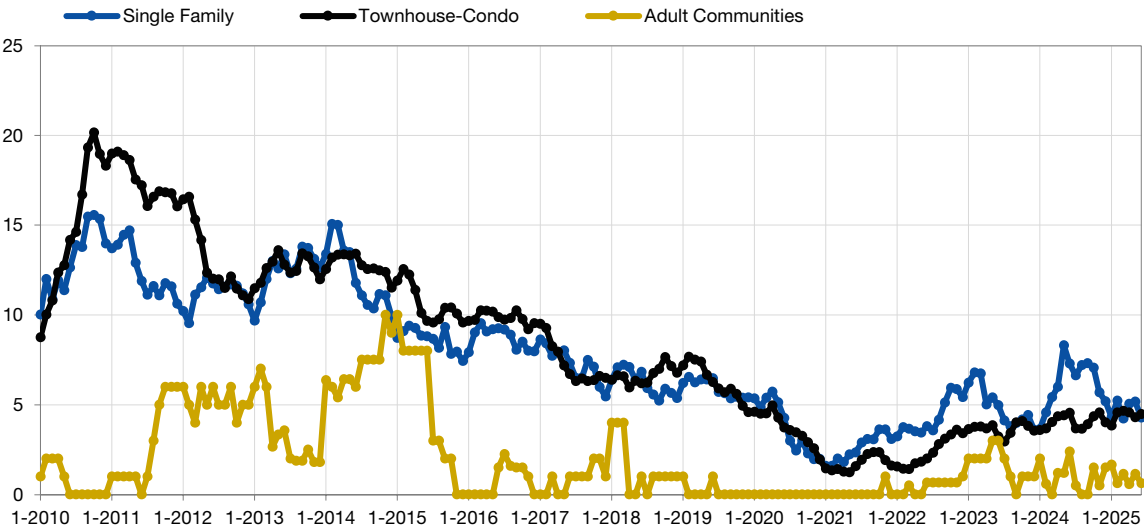
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



June



Historical Months Supply of Inventory by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.











	Single Family	Townhouse-Condo	Adult Communities
July 2024	6.6	3.7	0.5
August 2024	7.2	3.7	0.0
September 2024	7.3	3.9	0.0
October 2024	7.1	4.4	1.5
November 2024	5.7	4.6	0.5
December 2024	5.2	4.0	1.5
January 2025	4.3	3.8	1.7
February 2025	5.2	4.6	0.6
March 2025	4.2	4.7	1.1
April 2025	5.0	4.6	0.6
May 2025	5.2	4.3	1.1
June 2025	4.3	4.5	0.6
12-Month Avg.*	5.6	4.2	0.8

* Months Supply for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Total Market Overview

Key metrics for single-family properties, townhouses, condominiums and properties in adult communities combined, for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		85	87	+ 2.4%	502	563	+ 12.2%
Pending Sales		58	54	- 6.9%	276	317	+ 14.9%
Closed Sales		38	64	+ 68.4%	262	313	+ 19.5%
Median Sales Price		\$957,500	\$1,162,500	+ 21.4%	\$962,500	\$1,125,000	+ 16.9%
Average Sales Price		\$1,373,309	\$1,555,170	+ 13.2%	\$1,269,642	\$1,408,831	+ 11.0%
Pct. of List Price Received		97.2%	98.0%	+ 0.8%	97.0%	97.1%	+ 0.1%
Days on Market		66	49	- 25.8%	59	54	- 8.5%
Housing Affordability Index		39	32	- 17.9%	39	33	- 15.4%
Inventory of Homes for Sale		250	218	- 12.8%	--	--	--
Months Supply of Inventory		5.3	4.4	- 17.0%	--	--	--