

Monthly Indicators



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

- Single Family Closed Sales increased 23.1 percent to 16.
- Townhouse-Condo Closed Sales decreased 51.4 percent to 18.
- There was 1 Adult Communities Closed Sales during the current period.
- Single Family Median Sales Price was down 2.6 percent to \$1,500,000.
- Townhouse-Condo Median Sales Price increased 7.1 percent to \$749,500.
- Adult Communities Median Sales Price was \$358,000 during the current period.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Monthly Snapshot

- 30.0%	- 1.9%	+ 26.0%
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











For residential real estate activity in Ocean City. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Adult Community Market Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Days on Market Until Sale	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15

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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		23	36	+ 56.5%	179	209	+ 16.8%
Pending Sales		18	17	- 5.6%	83	111	+ 33.7%
Closed Sales		13	16	+ 23.1%	80	104	+ 30.0%
Median Sales Price		\$1,540,000	\$1,500,000	- 2.6%	\$1,811,250	\$1,725,050	- 4.8%
Average Sales Price		\$1,390,654	\$1,620,938	+ 16.6%	\$1,957,844	\$2,147,624	+ 9.7%
Pct. of List Price Received		95.0%	94.7%	- 0.3%	95.4%	96.1%	+ 0.7%
Days on Market		66	58	- 12.1%	50	63	+ 26.0%
Housing Affordability Index		24	25	+ 4.2%	21	22	+ 4.8%
Inventory of Homes for Sale		83	67	- 19.3%	--	--	--
Months Supply of Inventory		6.6	4.6	- 30.3%	--	--	--

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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		39	56	+ 43.6%	377	425	+ 12.7%
Pending Sales		39	42	+ 7.7%	246	257	+ 4.5%
Closed Sales		37	18	- 51.4%	228	239	+ 4.8%
Median Sales Price		\$700,000	\$749,500	+ 7.1%	\$851,500	\$959,000	+ 12.6%
Average Sales Price		\$901,184	\$1,137,583	+ 26.2%	\$992,618	\$1,093,538	+ 10.2%
Pct. of List Price Received		97.5%	99.3%	+ 1.8%	97.6%	97.5%	- 0.1%
Days on Market		48	44	- 8.3%	61	50	- 18.0%
Housing Affordability Index		54	50	- 7.4%	44	39	- 11.4%
Inventory of Homes for Sale		124	137	+ 10.5%	--	--	--
Months Supply of Inventory		3.7	4.0	+ 8.1%	--	--	--

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.



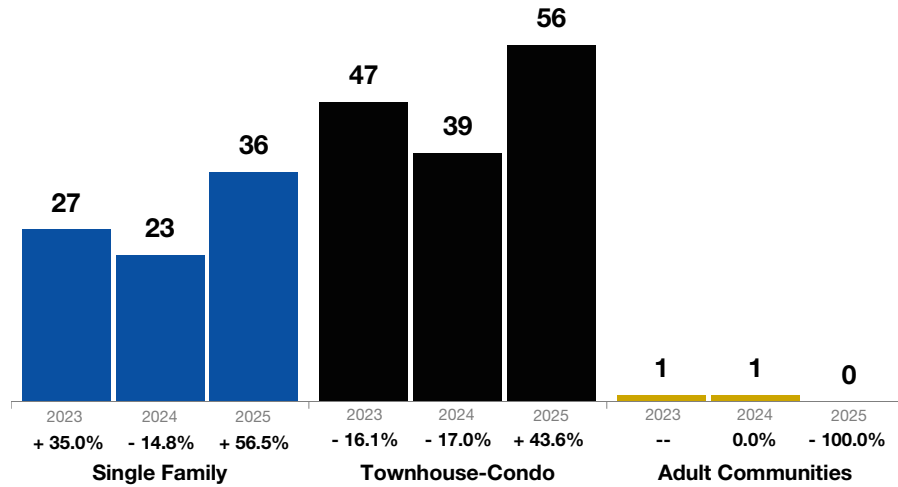
Key Metrics	Historical Sparklines	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1	0	- 100.0%	9	2	- 77.8%
Pending Sales		3	0	- 100.0%	7	4	- 42.9%
Closed Sales		0	1	--	4	4	0.0%
Median Sales Price		\$0	\$358,000	--	\$282,000	\$591,500	+ 109.8%
Avg. Sales Price		\$0	\$358,000	--	\$281,000	\$716,500	+ 155.0%
Pct. of List Price Received		0.0%	94.3%	--	96.9%	96.1%	- 0.8%
Days on Market		0	109	--	36	65	+ 80.6%
Affordability Index		0	105	--	0	64	--
Homes for Sale		1	0	- 100.0%	--	--	--
Months Supply		0.5	0.0	- 100.0%	--	--	--

New Listings

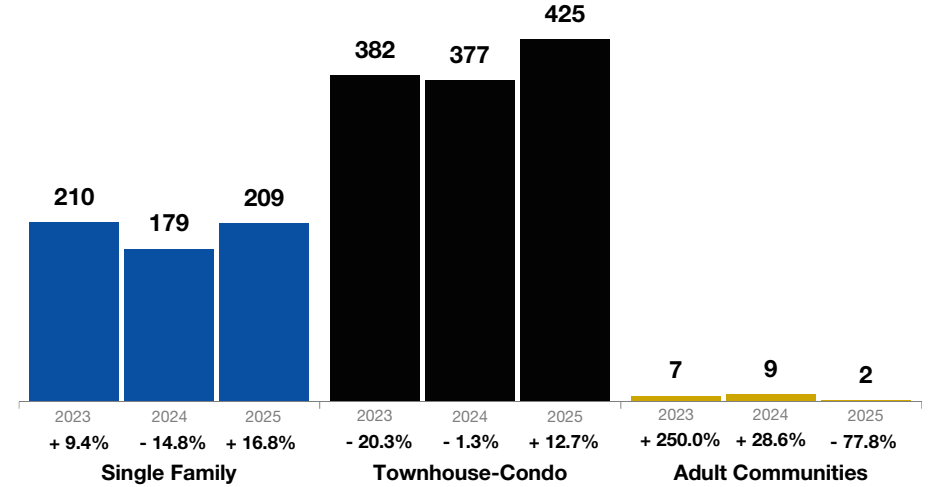
A count of the properties that have been newly listed on the market in a given month.



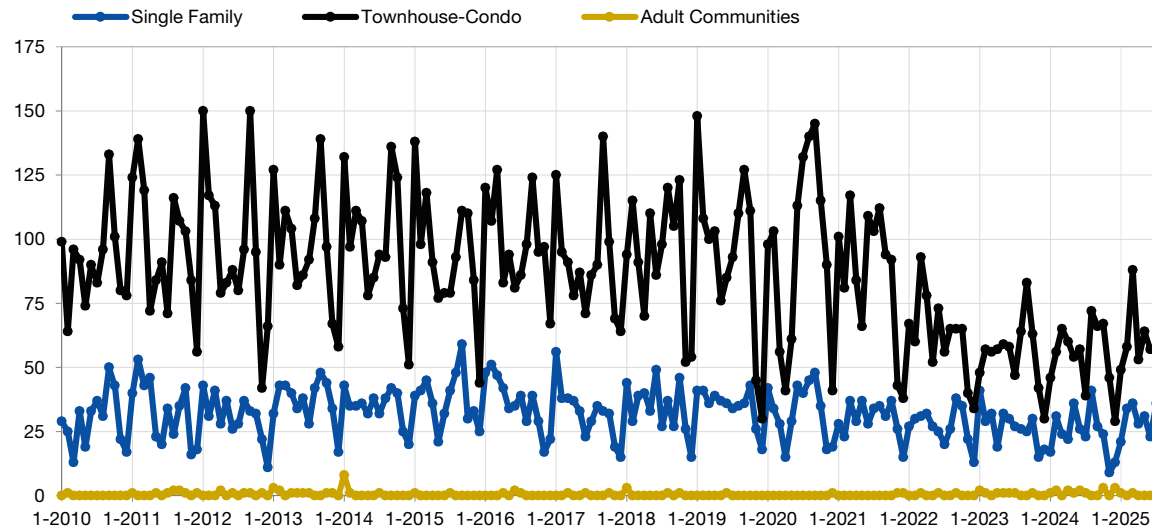
July



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.

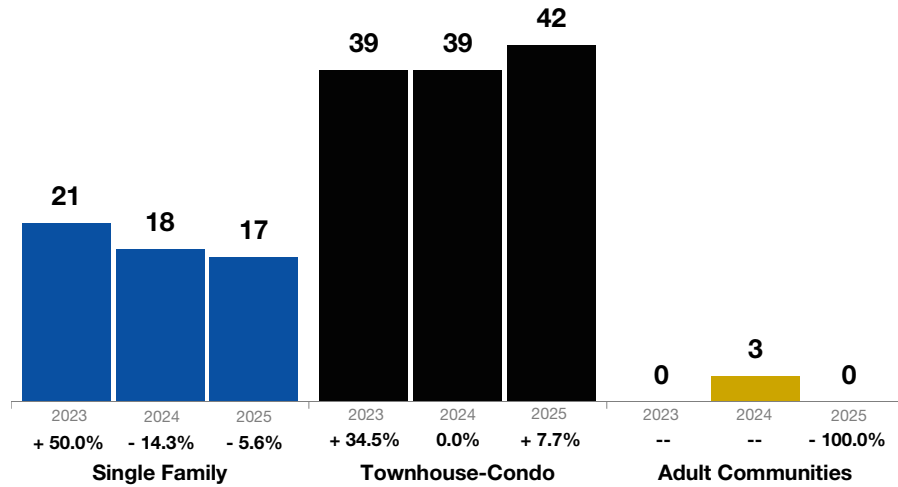
	Single Family	Townhouse-Condo	Adult Communities
August 2024	41	72	0
September 2024	27	66	0
October 2024	24	67	3
November 2024	9	46	0
December 2024	13	29	3
January 2025	21	49	1
February 2025	34	58	0
March 2025	36	88	1
April 2025	28	53	0
May 2025	31	64	0
June 2025	23	57	0
July 2025	36	56	0
12-Month Avg.	27	59	1

Pending Sales

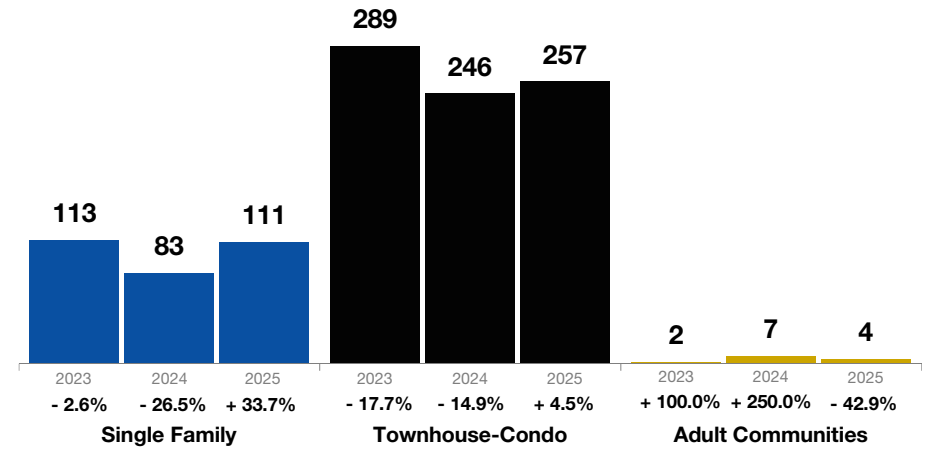
A count of the properties on which offers have been accepted in a given month.



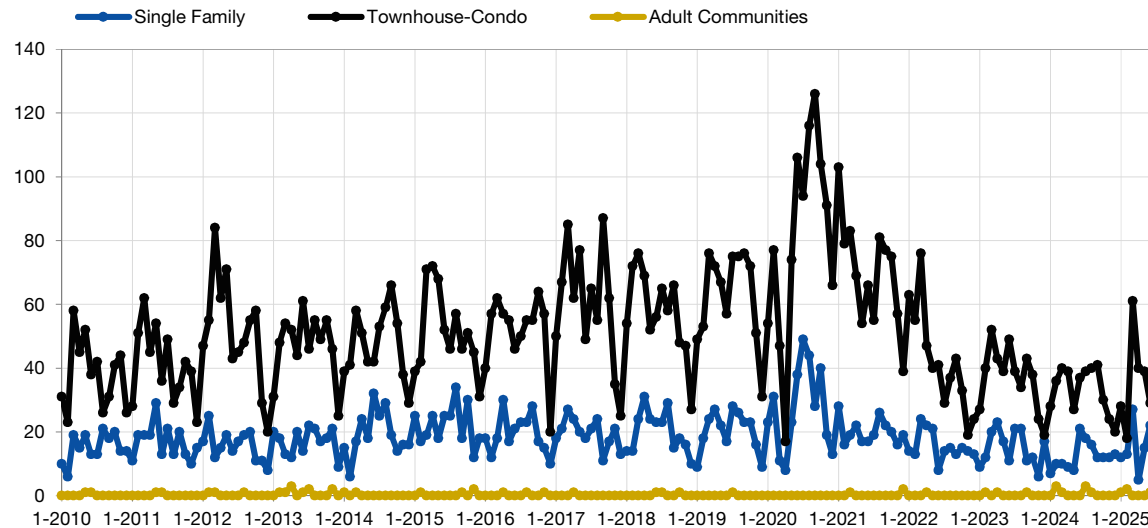
July



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.

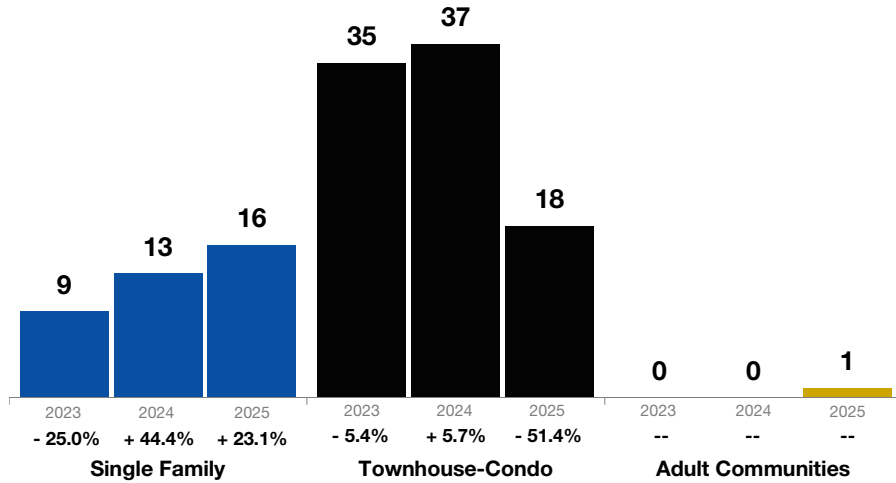
	Single Family	Townhouse-Condo	Adult Communities
August 2024	16	40	1
September 2024	12	41	0
October 2024	12	30	0
November 2024	12	24	0
December 2024	13	20	0
January 2025	12	28	1
February 2025	13	18	2
March 2025	27	61	0
April 2025	5	40	0
May 2025	15	39	0
June 2025	22	29	1
July 2025	17	42	0
12-Month Avg.	15	34	0

Closed Sales

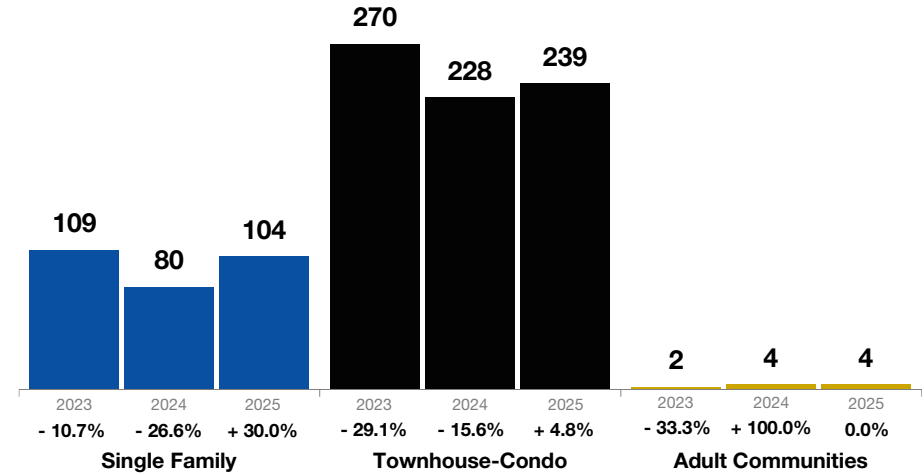
A count of the actual sales that closed in a given month.



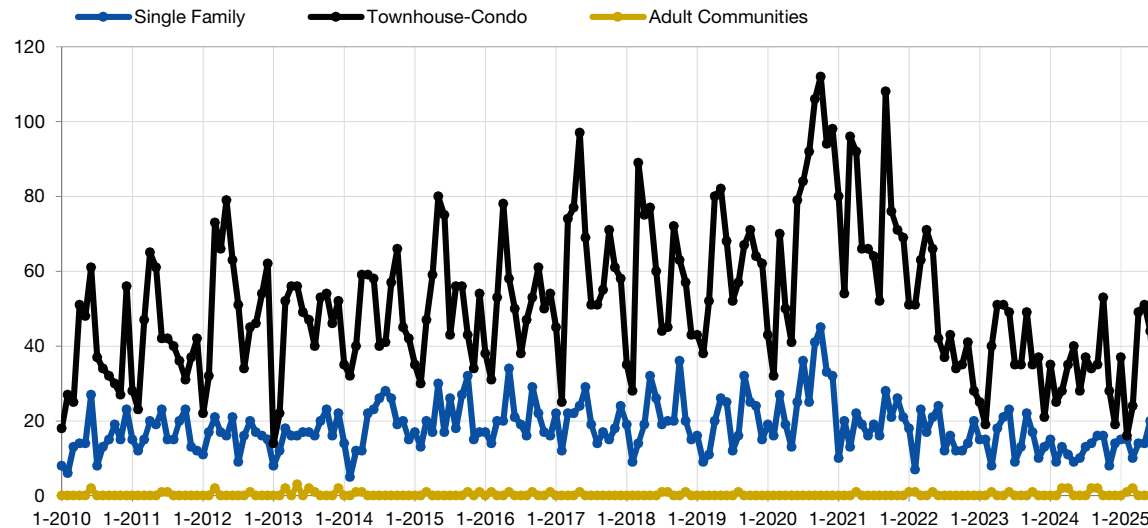
July



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.

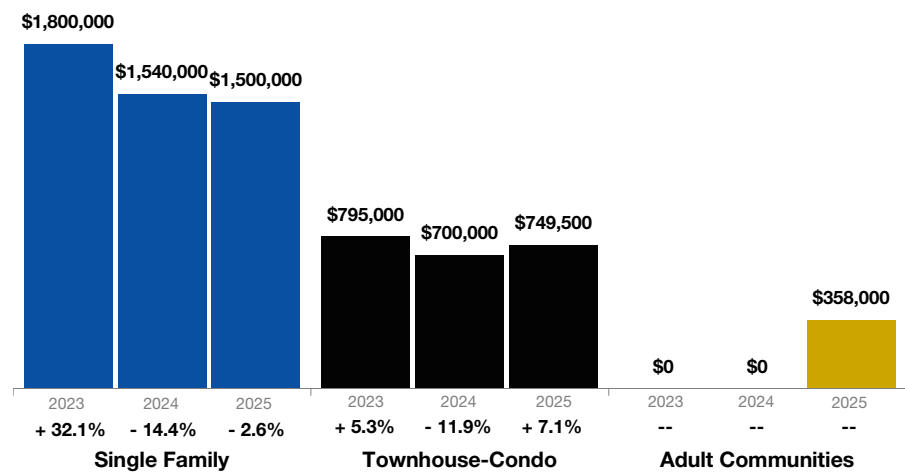
	Single Family	Townhouse-Condo	Adult Communities
August 2024	14	34	2
September 2024	16	35	2
October 2024	16	53	0
November 2024	8	28	0
December 2024	14	19	0
January 2025	15	37	0
February 2025	15	16	1
March 2025	10	24	2
April 2025	14	49	0
May 2025	14	51	0
June 2025	20	44	0
July 2025	16	18	1
12-Month Avg.	14	34	1

Median Sales Price

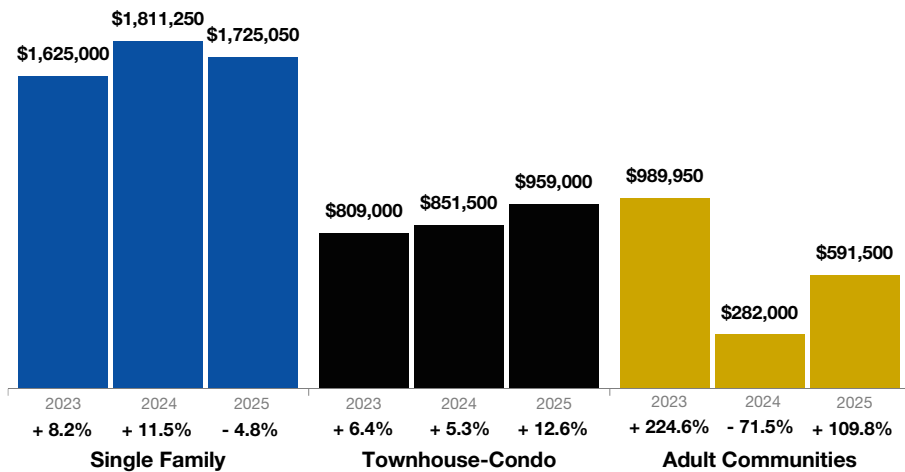
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



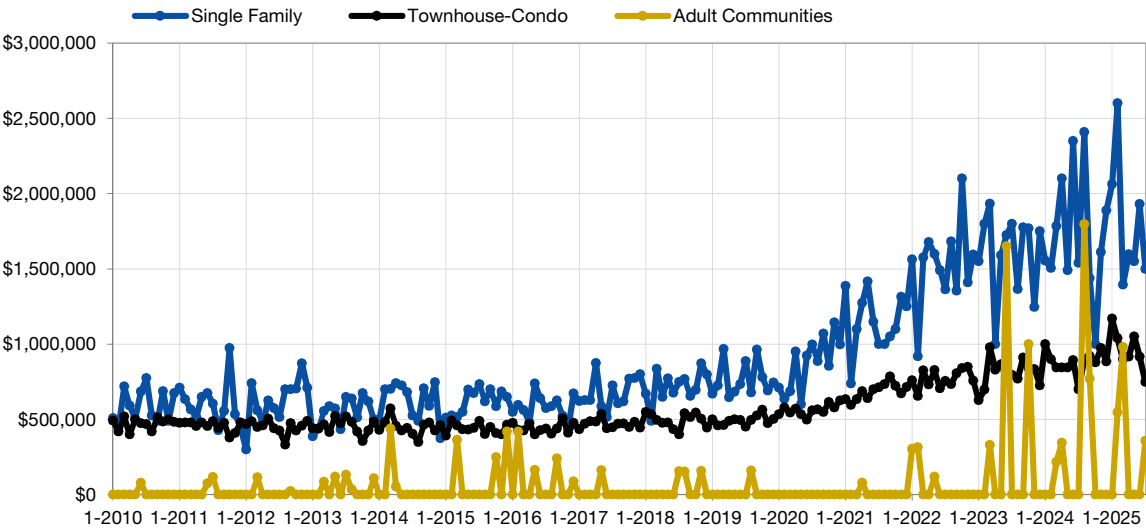
July



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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
July 2025	\$1,500,000	\$749,500	\$358,000
12-Month Med.*	\$1,700,000	\$934,250	\$727,000

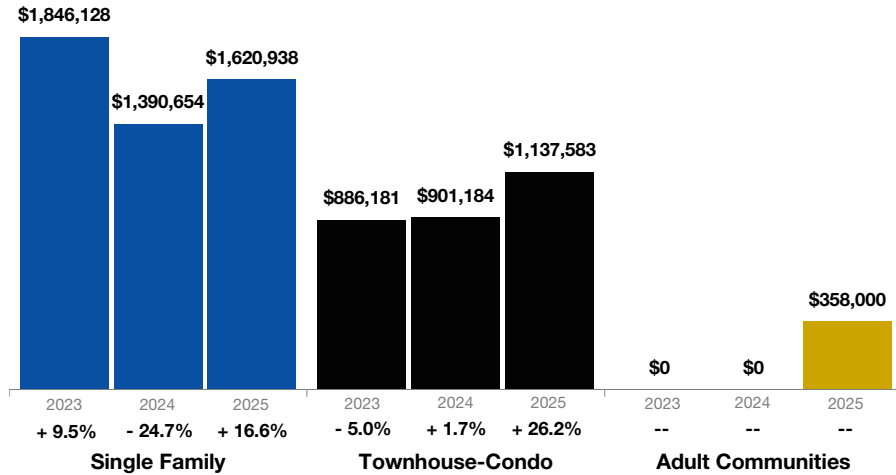
* Median Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Average Sales Price

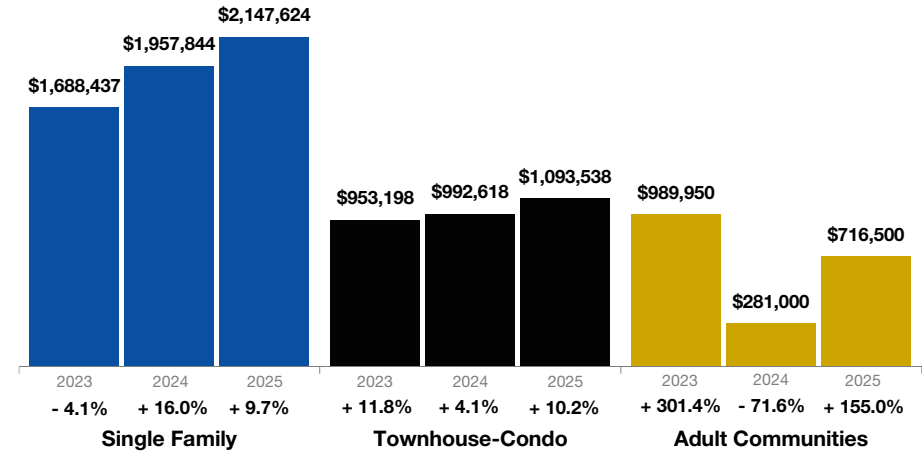
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



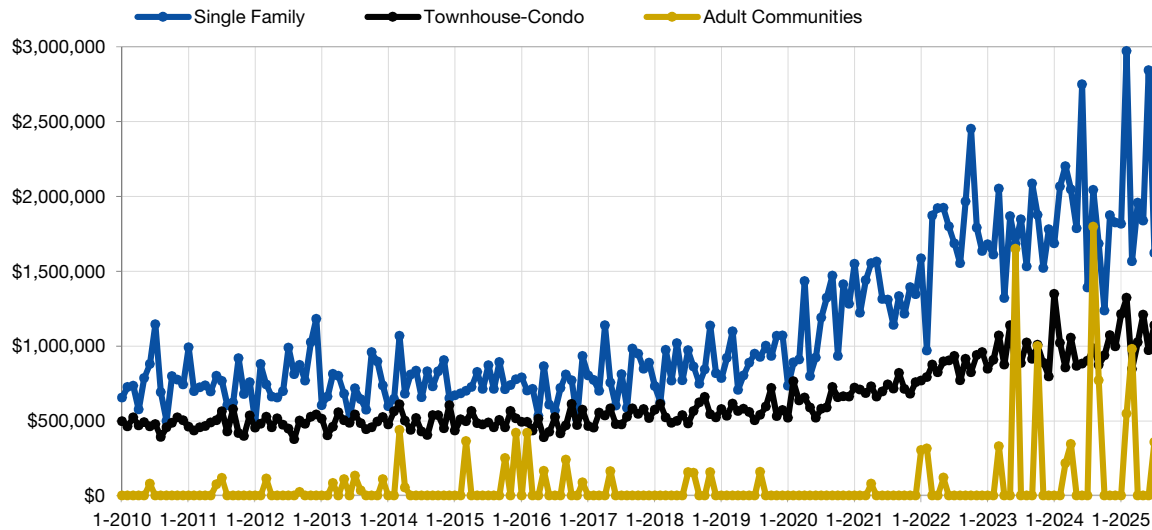
July



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
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
July 2025	\$1,620,938	\$1,137,583	\$358,000
12-Month Avg.*	\$1,972,059	\$1,039,305	\$1,000,000

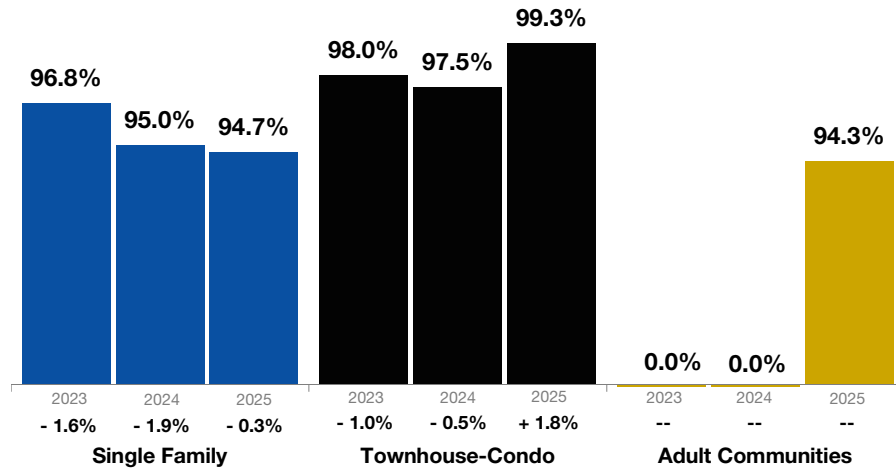
* Avg. Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Percent of List Price Received

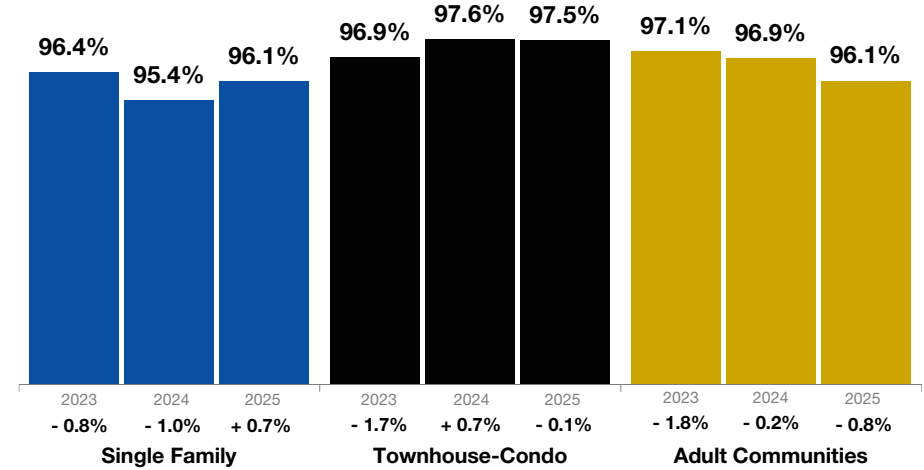
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



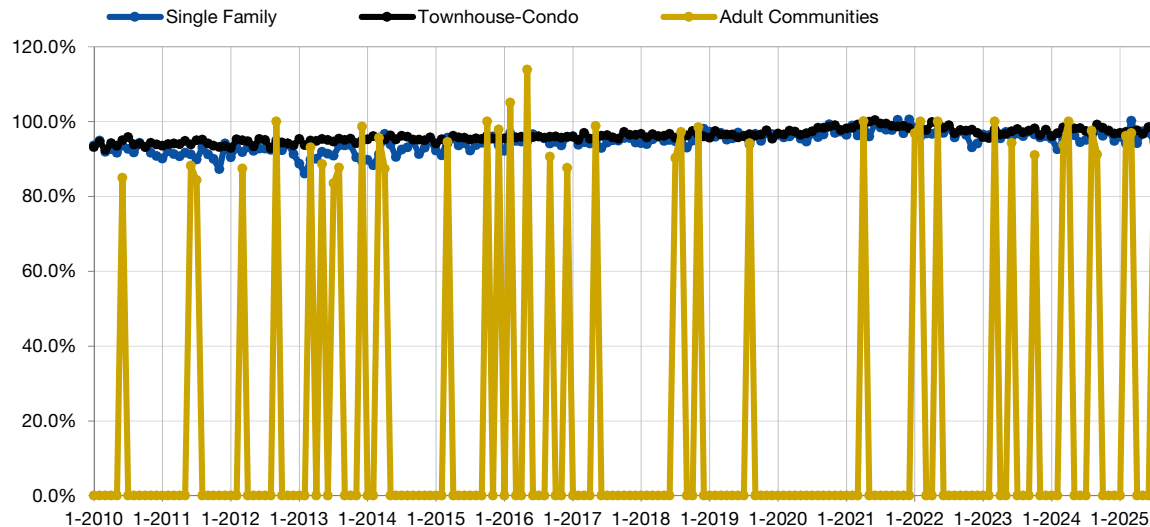
July



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
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%
July 2025	94.7%	99.3%	94.3%
12-Month Avg.*	96.2%	97.6%	95.2%

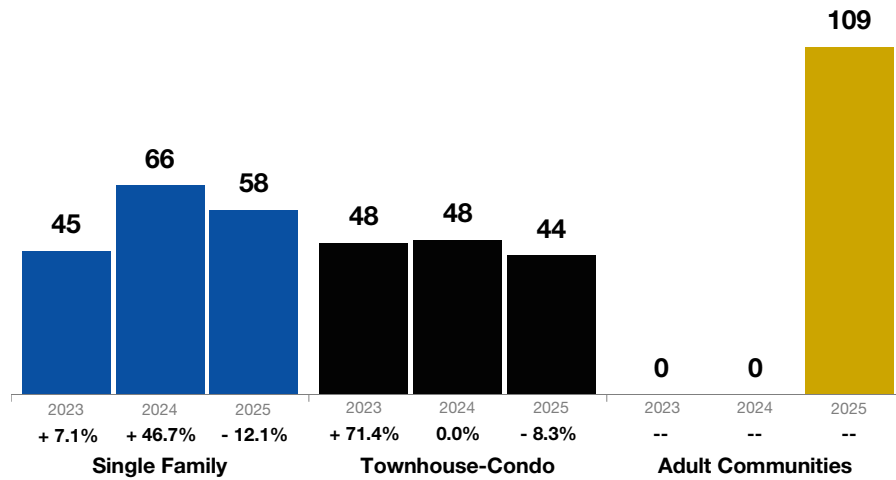
* Pct. of List Price Received for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Days on Market Until Sale

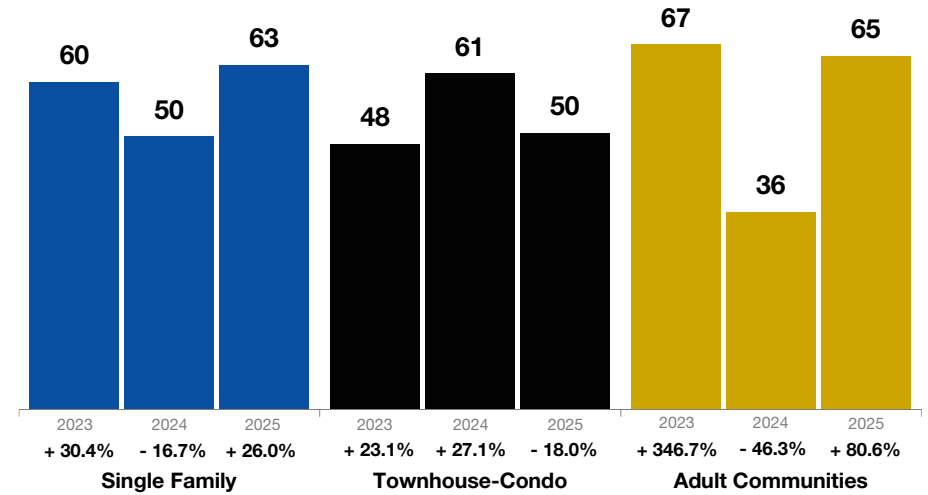
Average number of days between when a property is listed and when an offer is accepted in a given month.



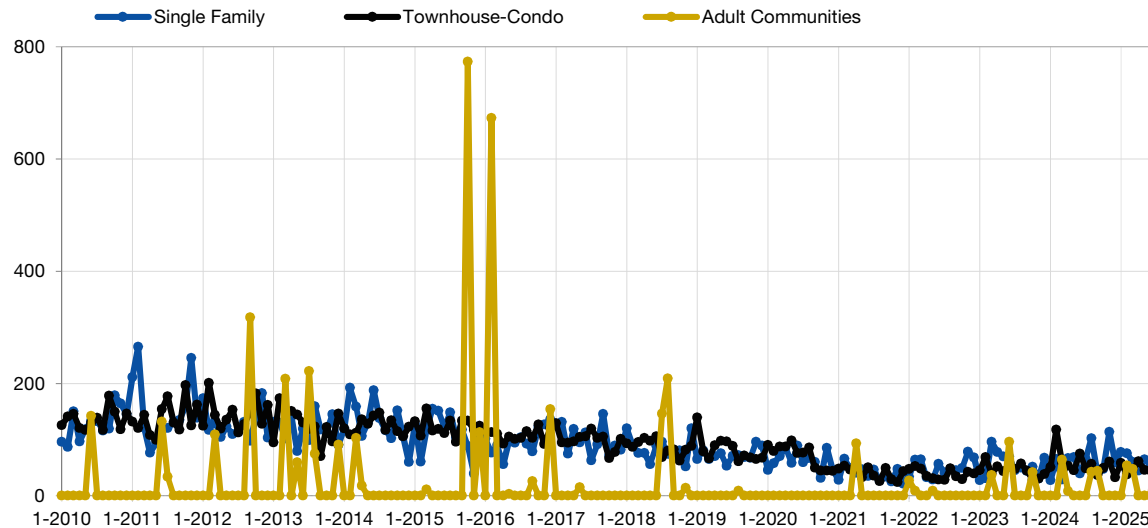
July



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
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
July 2025	58	44	109
12-Month Avg.*	64	49	54

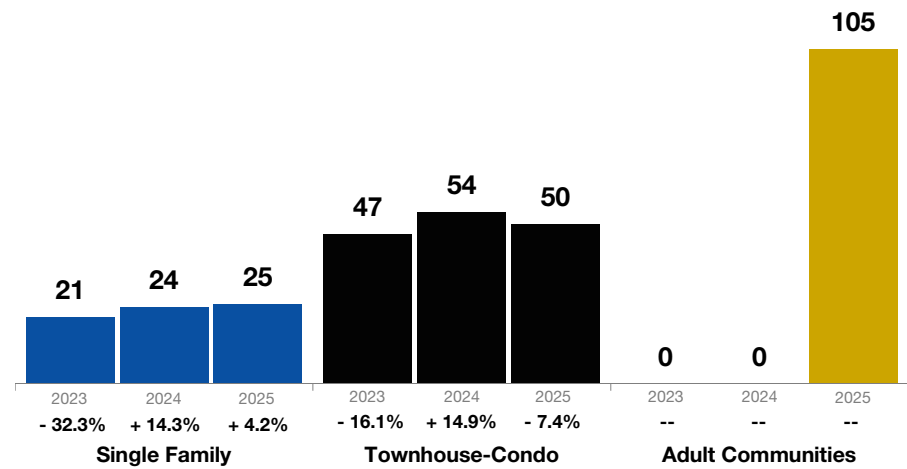
* Days on Market for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Housing Affordability Index

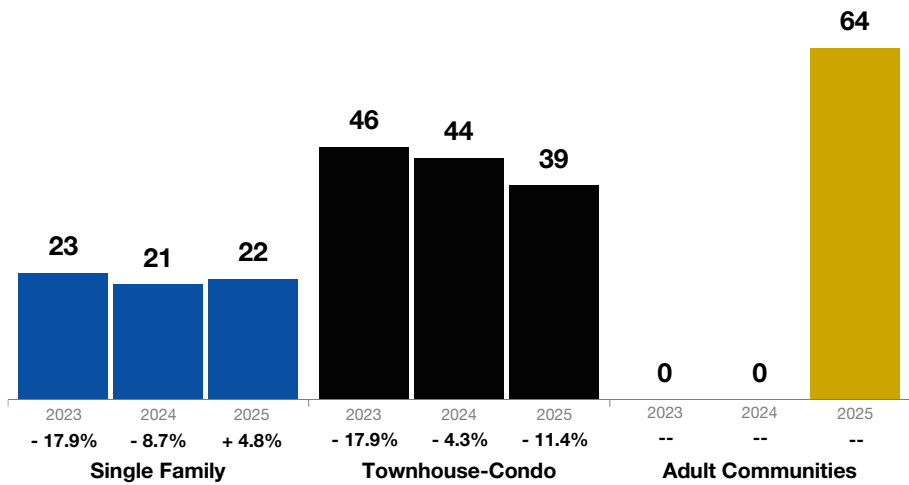
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



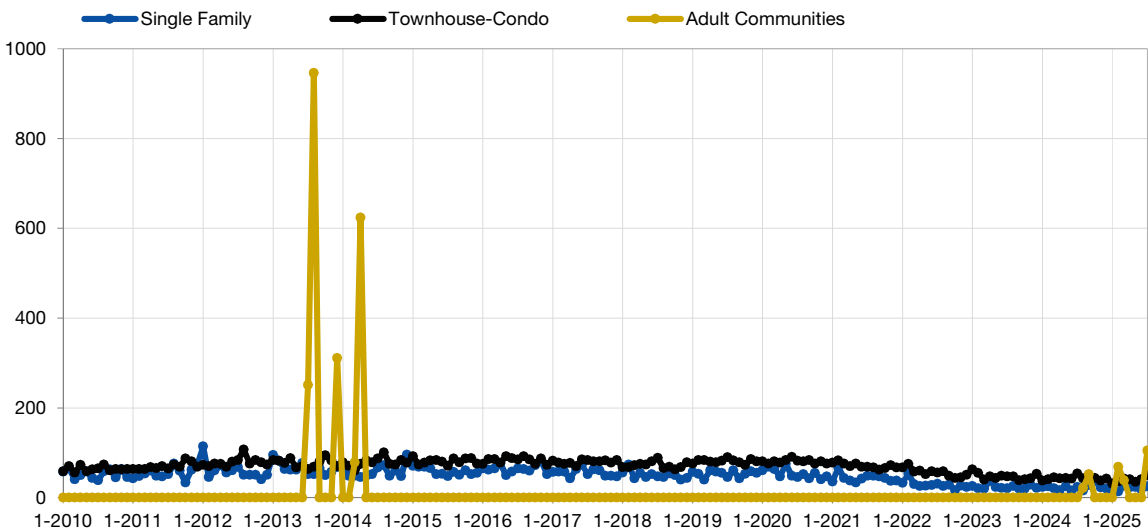
July



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
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
July 2025	25	50	105
12-Month Avg.*	23	41	24

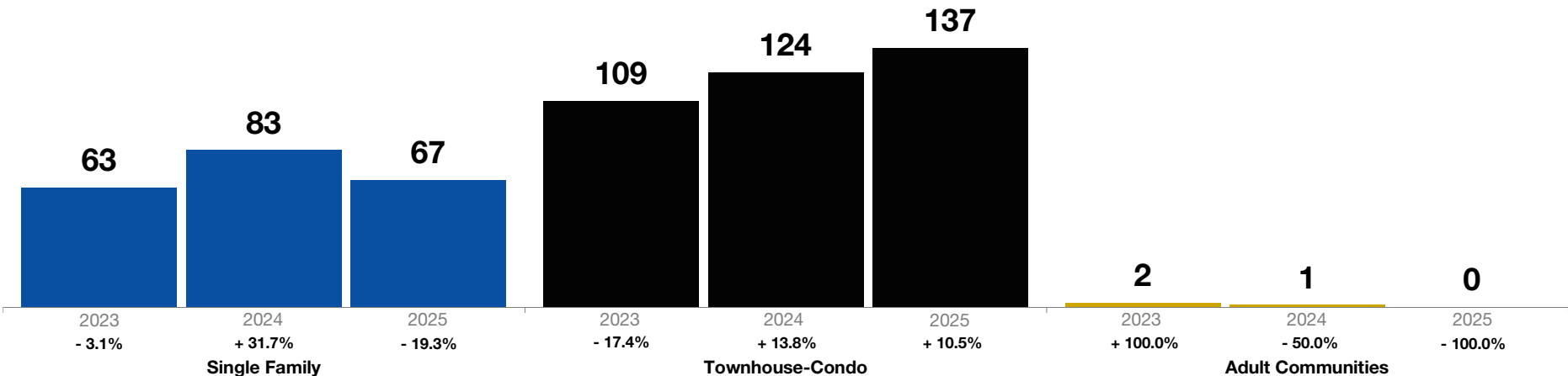
* Affordability Index for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

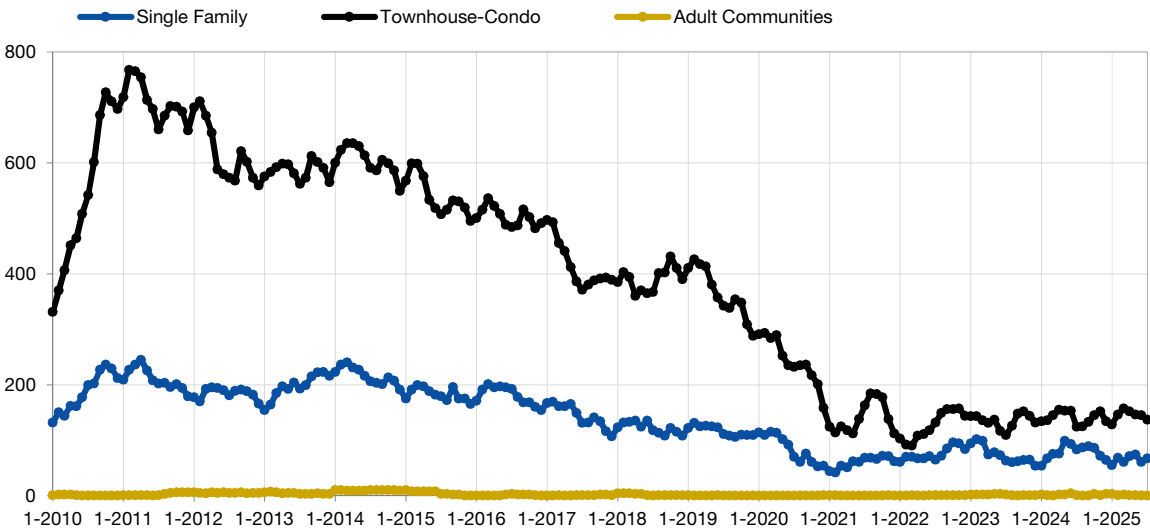
The number of properties available for sale in active status at the end of a given month.



July



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.

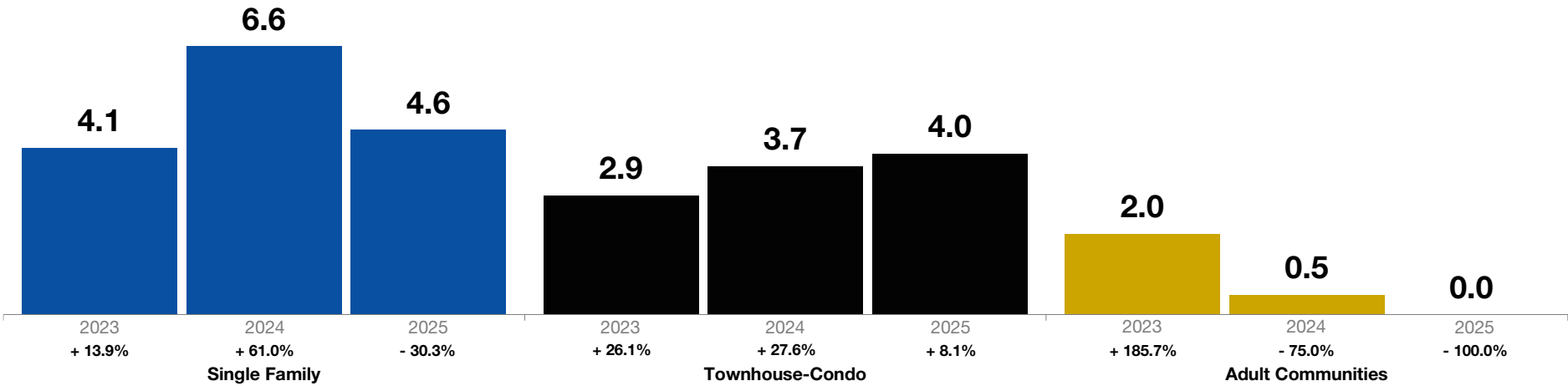
	Single Family	Townhouse-Condo	Adult Communities
August 2024	87	125	0
September 2024	89	133	0
October 2024	86	145	3
November 2024	72	152	1
December 2024	64	134	3
January 2025	55	128	3
February 2025	68	146	1
March 2025	61	157	2
April 2025	71	152	1
May 2025	74	146	1
June 2025	61	145	0
July 2025	67	137	0
12-Month Avg.	71	142	1

Months Supply of Inventory

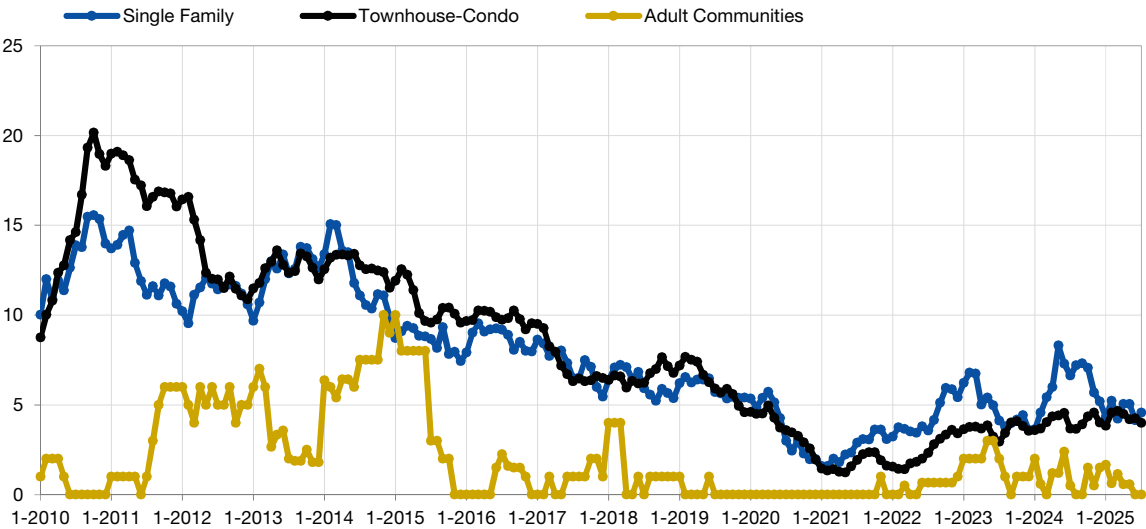
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



July



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
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	4.5	0.6
May 2025	5.0	4.2	0.6
June 2025	4.1	4.3	0.0
July 2025	4.6	4.0	0.0
12-Month Avg.*	5.4	4.2	0.7

* Months Supply for all properties from August 2024 through July 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	7-2024	7-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		63	92	+ 46.0%	565	637	+ 12.7%
Pending Sales		60	59	- 1.7%	336	373	+ 11.0%
Closed Sales		50	35	- 30.0%	312	348	+ 11.5%
Median Sales Price		\$817,500	\$1,030,000	+ 26.0%	\$937,750	\$1,100,000	+ 17.3%
Average Sales Price		\$1,028,446	\$1,336,271	+ 29.9%	\$1,230,989	\$1,401,533	+ 13.9%
Pct. of List Price Received		96.8%	97.1%	+ 0.3%	97.0%	97.1%	+ 0.1%
Days on Market		53	52	- 1.9%	58	54	- 6.9%
Housing Affordability Index		46	37	- 19.6%	40	34	- 15.0%
Inventory of Homes for Sale		208	204	- 1.9%	--	--	--
Months Supply of Inventory		4.4	4.1	- 6.8%	--	--	--