

Monthly Indicators



August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

- Single Family Closed Sales increased 14.3 percent to 16.
- Townhouse-Condo Closed Sales increased 17.6 percent to 40.
- There were no Adult Communities Closed Sales during the current period.
- Single Family Median Sales Price was down 25.7 percent to \$1,791,000.
- Townhouse-Condo Median Sales Price was up 9.7 percent to \$985,000.
- There was no Adult Communities Median Sales Price for the current period.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Monthly Snapshot

+ 12.0%	- 8.0%	+ 16.1%
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










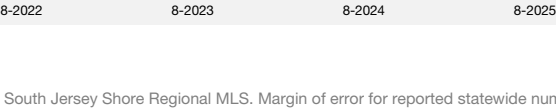
For residential real estate activity in Ocean City. Percent changes are calculated using rounded figures.

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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	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		41	32	- 22.0%	220	241	+ 9.5%
Pending Sales		16	28	+ 75.0%	99	139	+ 40.4%
Closed Sales		14	16	+ 14.3%	94	121	+ 28.7%
Median Sales Price		\$2,410,000	\$1,791,000	- 25.7%	\$1,838,750	\$1,750,000	- 4.8%
Average Sales Price		\$2,043,143	\$1,952,281	- 4.4%	\$1,970,548	\$2,106,937	+ 6.9%
Pct. of List Price Received		96.1%	97.5%	+ 1.5%	95.5%	96.3%	+ 0.8%
Days on Market		102	41	- 59.8%	58	59	+ 1.7%
Housing Affordability Index		16	21	+ 31.3%	21	22	+ 4.8%
Inventory of Homes for Sale		87	57	- 34.5%	--	--	--
Months Supply of Inventory		7.2	3.6	- 50.0%	--	--	--

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	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		72	59	- 18.1%	449	484	+ 7.8%
Pending Sales		40	41	+ 2.5%	286	299	+ 4.5%
Closed Sales		34	40	+ 17.6%	262	281	+ 7.3%
Median Sales Price		\$897,500	\$985,000	+ 9.7%	\$854,000	\$960,000	+ 12.4%
Average Sales Price		\$983,862	\$1,113,719	+ 13.2%	\$991,482	\$1,093,034	+ 10.2%
Pct. of List Price Received		96.6%	97.8%	+ 1.2%	97.4%	97.5%	+ 0.1%
Days on Market		57	33	- 42.1%	61	48	- 21.3%
Housing Affordability Index		43	39	- 9.3%	46	40	- 13.0%
Inventory of Homes for Sale		125	138	+ 10.4%	--	--	--
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.



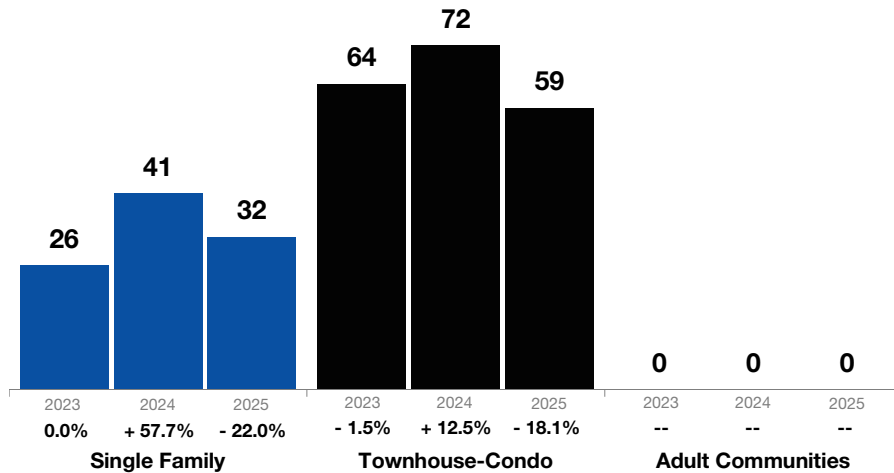
Key Metrics	Historical Sparklines	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		0	0	--	9	2	- 77.8%
Pending Sales		1	0	- 100.0%	8	4	- 50.0%
Closed Sales		2	0	- 100.0%	6	4	- 33.3%
Median Sales Price		\$1,797,000	\$0	- 100.0%	\$344,500	\$591,500	+ 71.7%
Avg. Sales Price		\$1,797,000	\$0	- 100.0%	\$786,333	\$716,500	- 8.9%
Pct. of List Price Received		97.5%	0.0%	- 100.0%	97.1%	96.1%	- 1.0%
Days on Market		43	0	- 100.0%	38	65	+ 71.1%
Affordability Index		22	0	- 100.0%	113	0	- 100.0%
Homes for Sale		0	0	0.0%	--	--	--
Months Supply		0.0	0.0	0.0%	--	--	--

New Listings

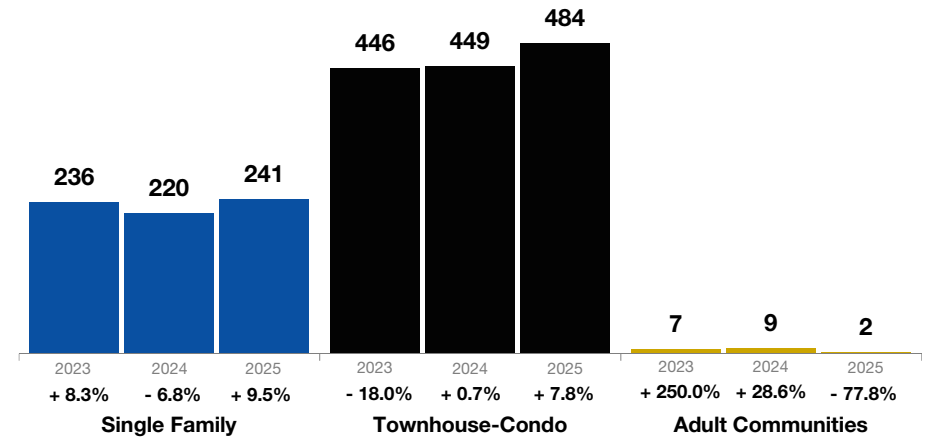
A count of the properties that have been newly listed on the market in a given month.



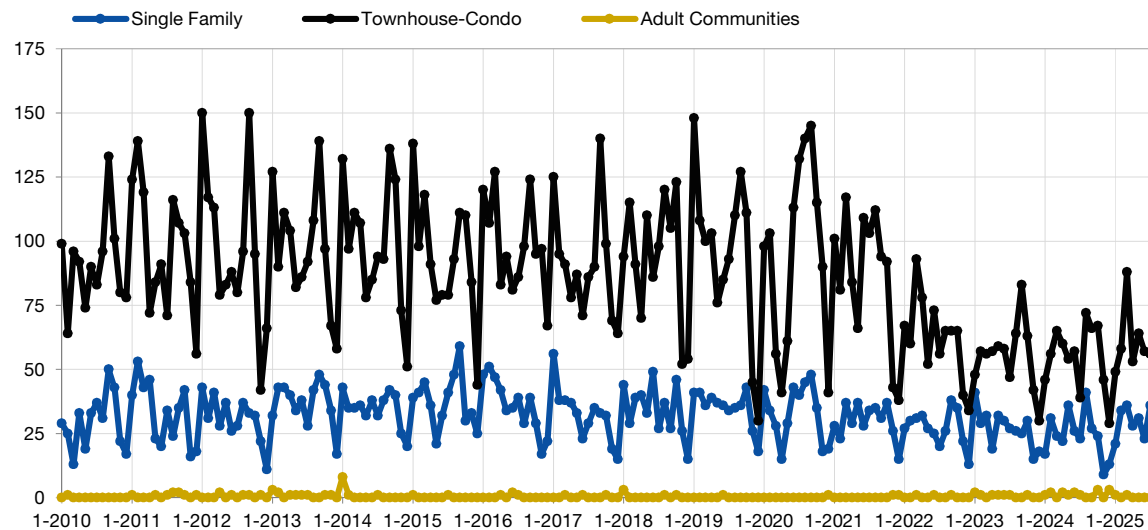
August



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.

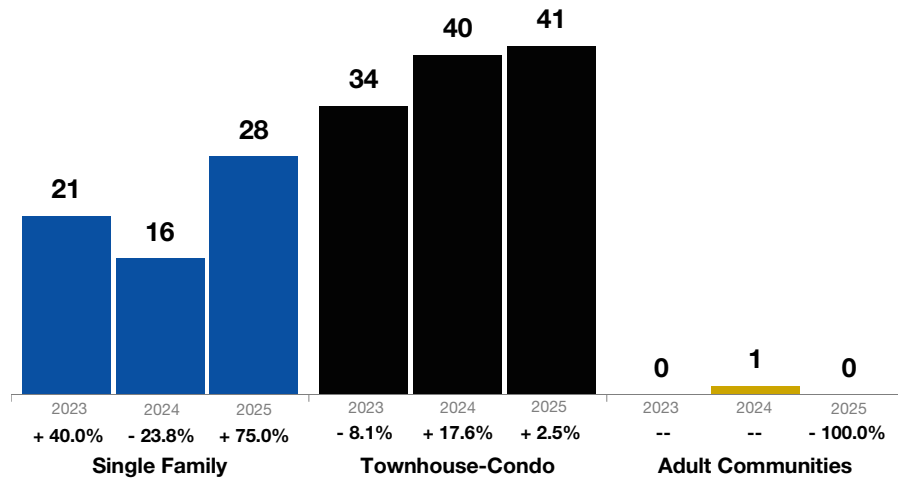
	Single Family	Townhouse-Condo	Adult Communities
September 2024	27	66	0
October 2024	24	67	3
November 2024	9	46	0
December 2024	13	29	3
January 2025	21	49	1
February 2025	34	58	0
March 2025	36	88	1
April 2025	28	53	0
May 2025	31	64	0
June 2025	23	57	0
July 2025	36	56	0
August 2025	32	59	0
12-Month Avg.	26	58	1

Pending Sales

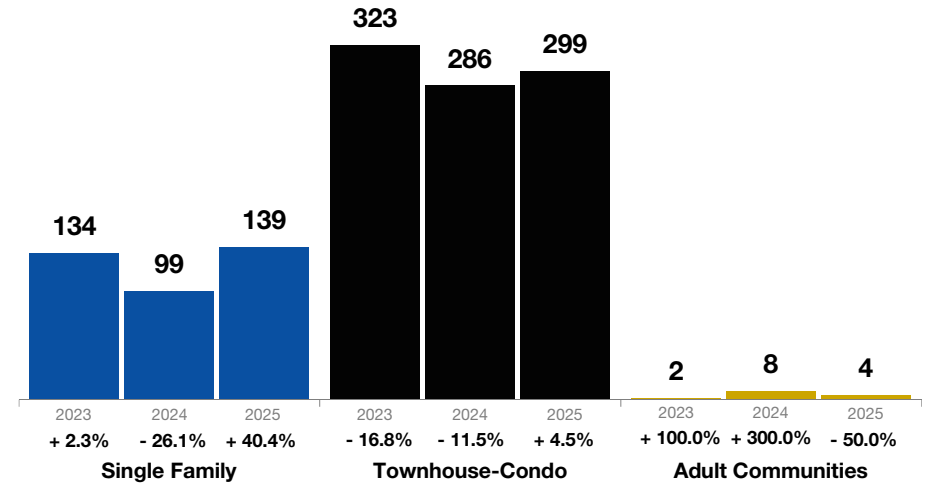
A count of the properties on which offers have been accepted in a given month.



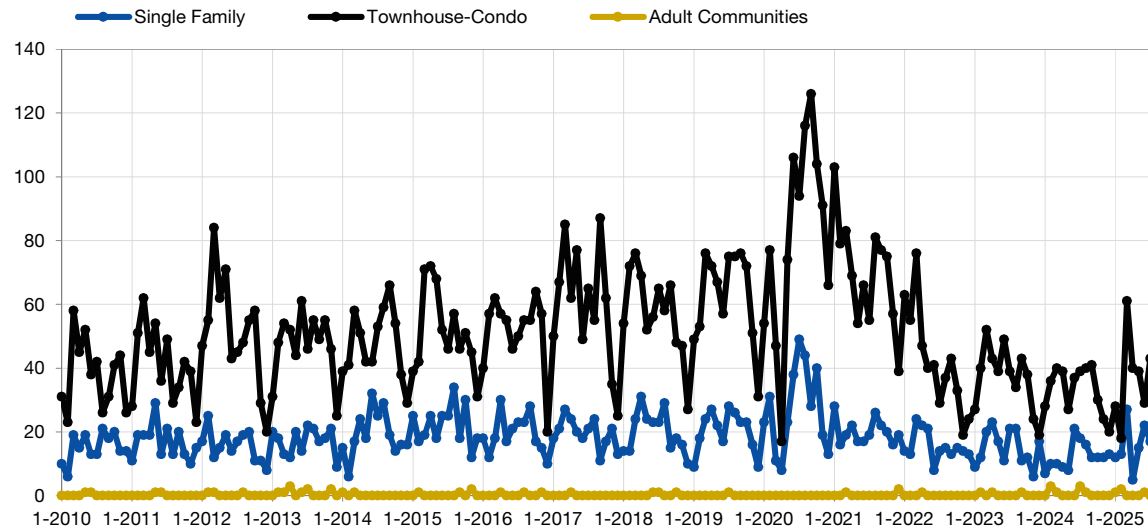
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Year to Date



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.

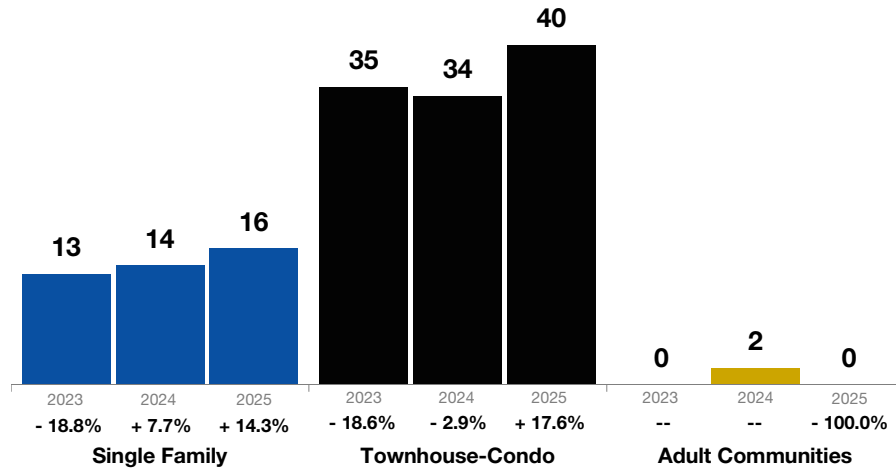
	Single Family	Townhouse-Condo	Adult Communities
September 2024	12	41	0
October 2024	12	30	0
November 2024	12	24	0
December 2024	13	20	0
January 2025	12	28	1
February 2025	13	18	2
March 2025	27	61	0
April 2025	5	40	0
May 2025	15	39	0
June 2025	22	29	1
July 2025	17	43	0
August 2025	28	41	0
12-Month Avg.	16	35	0

Closed Sales

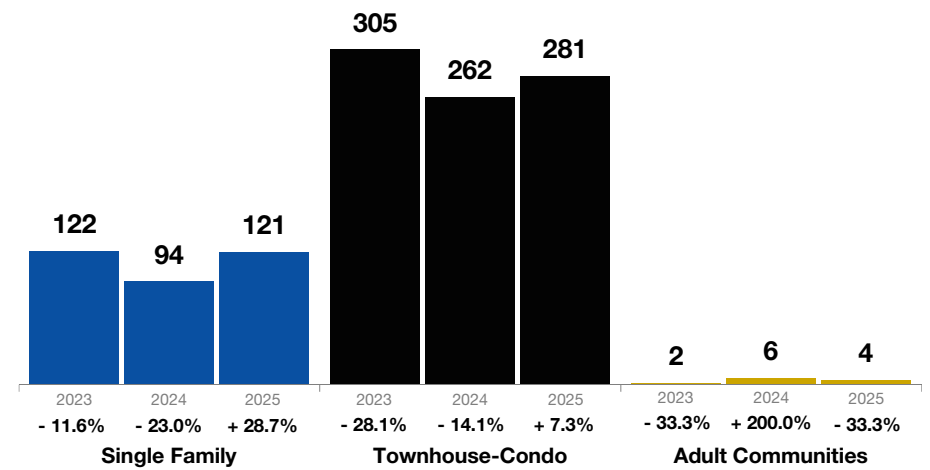
A count of the actual sales that closed in a given month.



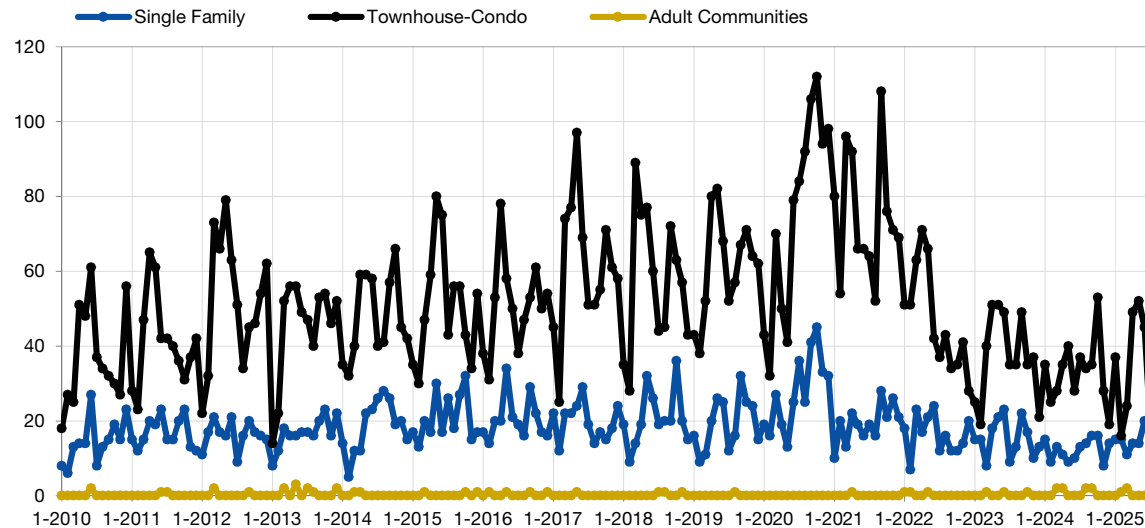
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Year to Date



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.

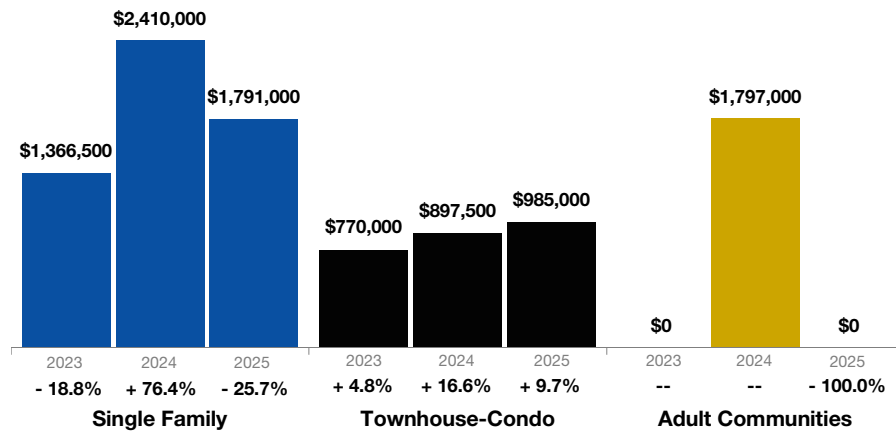
	Single Family	Townhouse-Condo	Adult Communities
September 2024	16	35	2
October 2024	16	53	0
November 2024	8	28	0
December 2024	14	19	0
January 2025	15	37	0
February 2025	15	16	1
March 2025	11	24	2
April 2025	14	49	0
May 2025	14	52	0
June 2025	20	45	0
July 2025	16	18	1
August 2025	16	40	0
12-Month Avg.	15	35	1

Median Sales Price

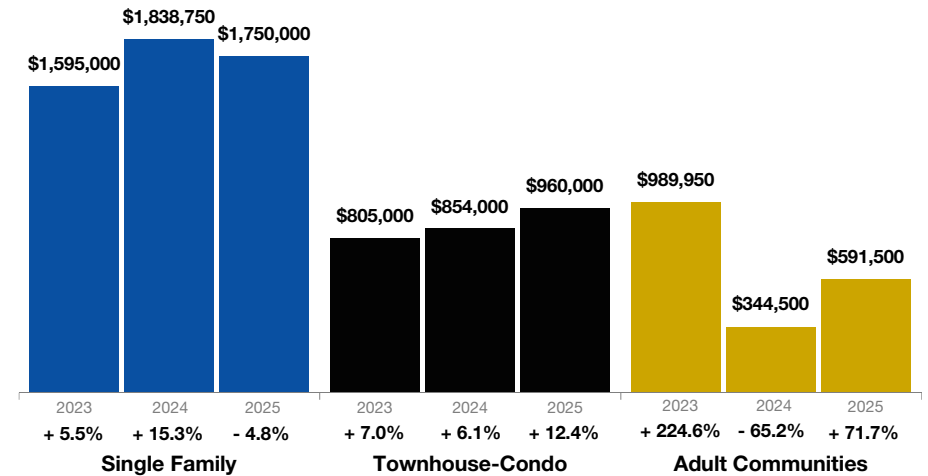
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



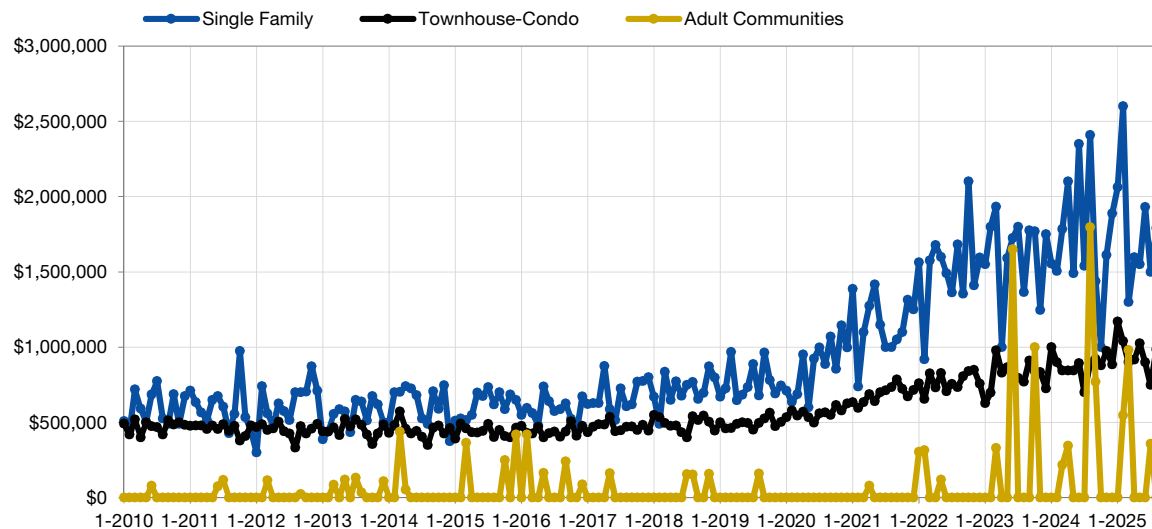
August



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$1,300,000	\$900,000	\$980,000
April 2025	\$1,597,000	\$917,000	\$0
May 2025	\$1,550,500	\$1,024,950	\$0
June 2025	\$1,930,000	\$899,000	\$0
July 2025	\$1,500,000	\$749,500	\$358,000
August 2025	\$1,791,000	\$985,000	\$0
12-Month Med.*	\$1,675,000	\$935,000	\$591,500

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

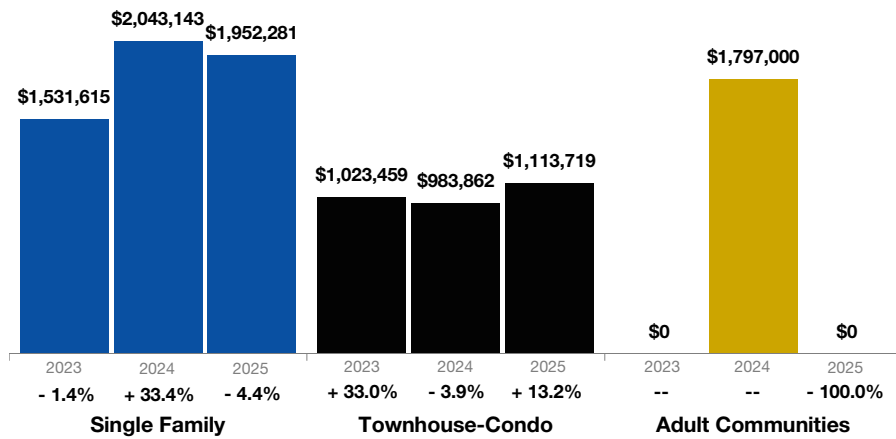
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Average Sales Price

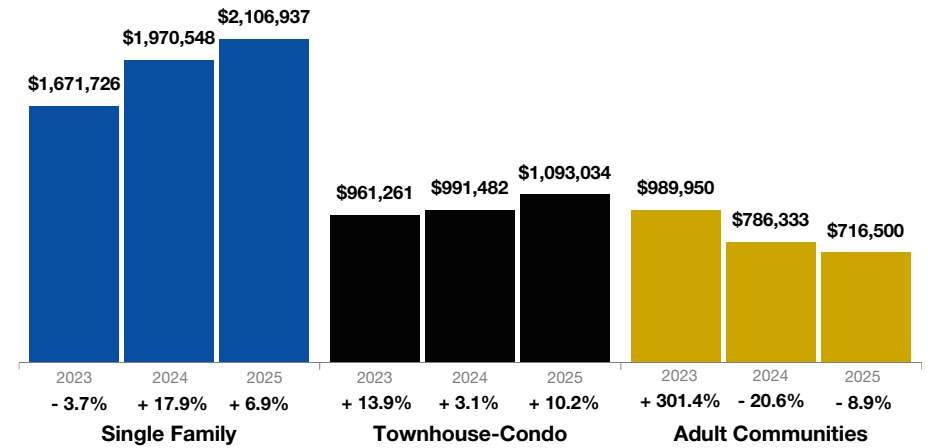
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



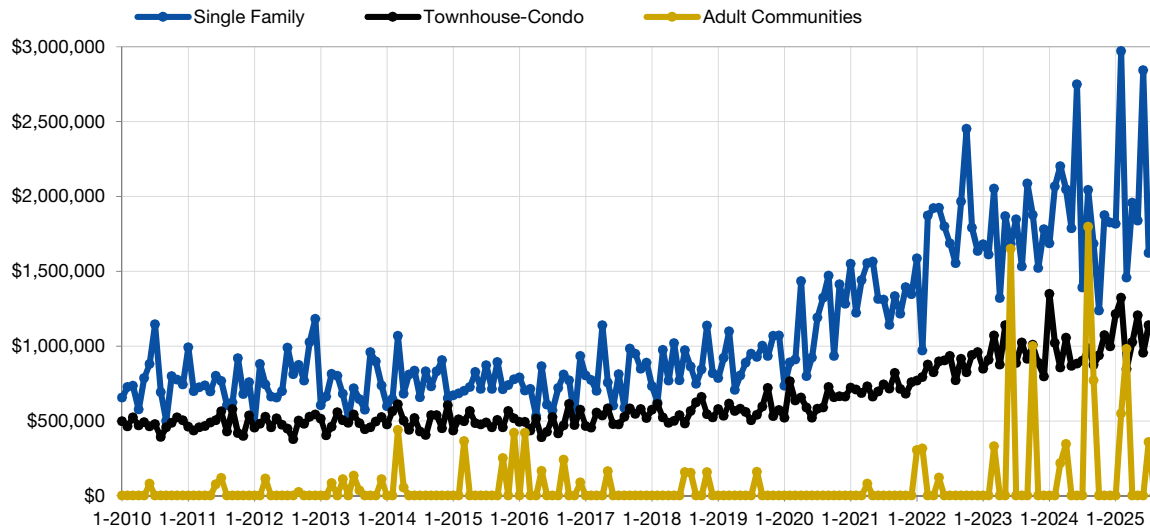
August



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
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	\$1,455,909	\$844,483	\$980,000
April 2025	\$1,957,571	\$1,025,078	\$0
May 2025	\$1,838,286	\$1,205,217	\$0
June 2025	\$2,841,593	\$954,200	\$0
July 2025	\$1,620,938	\$1,137,583	\$358,000
August 2025	\$1,952,281	\$1,113,719	\$0
12-Month Avg.*	\$1,955,295	\$1,048,971	\$734,333

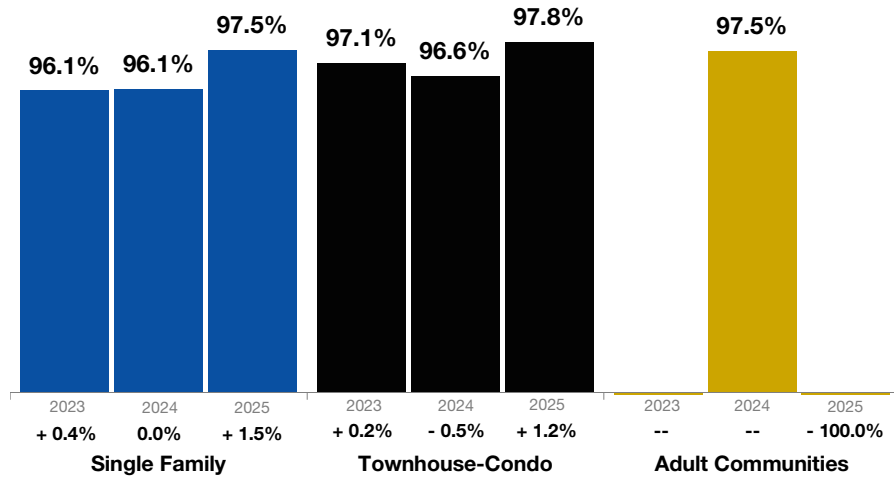
* Avg. Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Percent of List Price Received

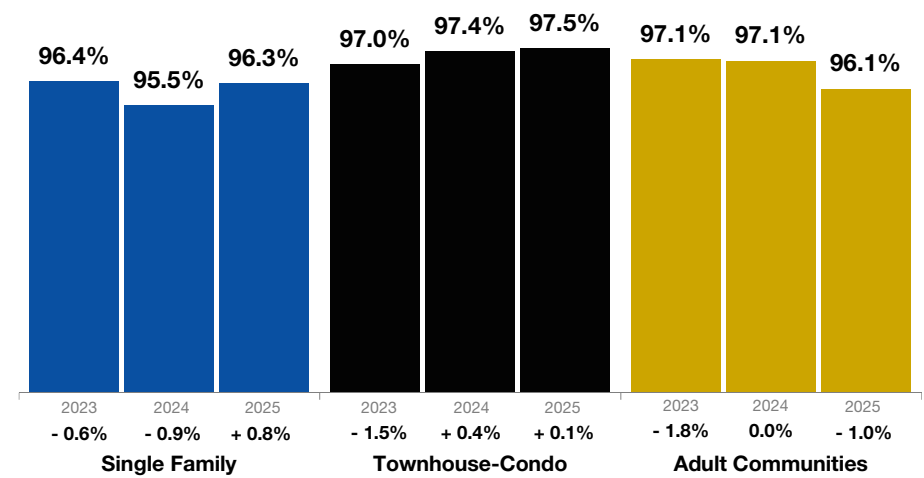
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



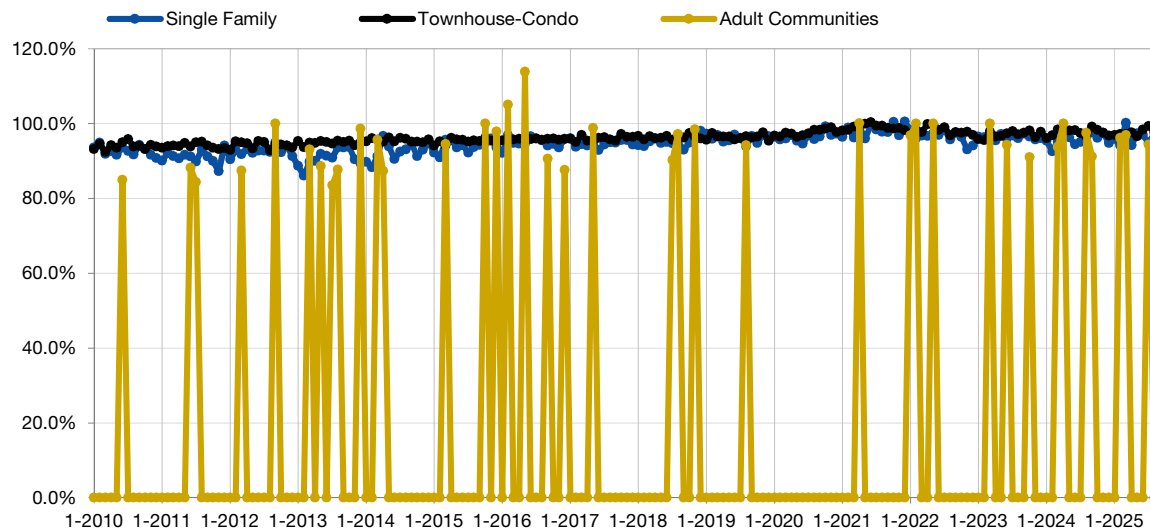
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Year to Date



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
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%	96.6%	0.0%
June 2025	97.0%	98.4%	0.0%
July 2025	94.7%	99.3%	94.3%
August 2025	97.5%	97.8%	0.0%
12-Month Avg.*	96.3%	97.7%	94.4%

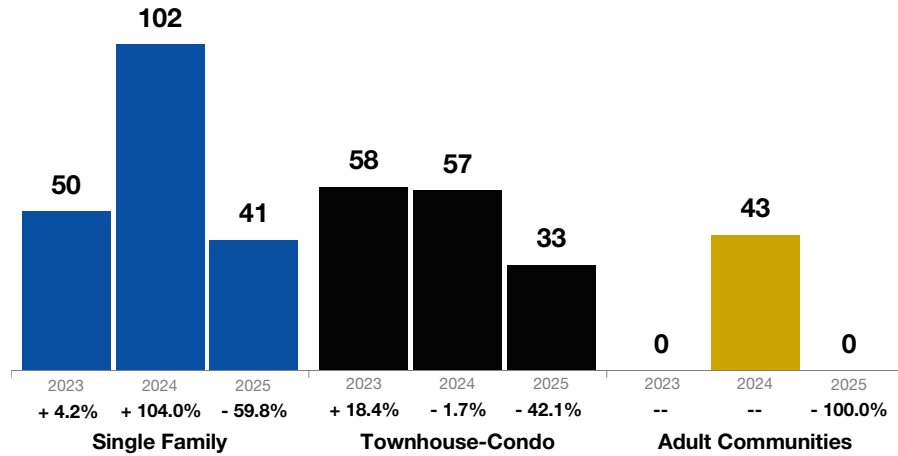
* Pct. of List Price Received for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Days on Market Until Sale

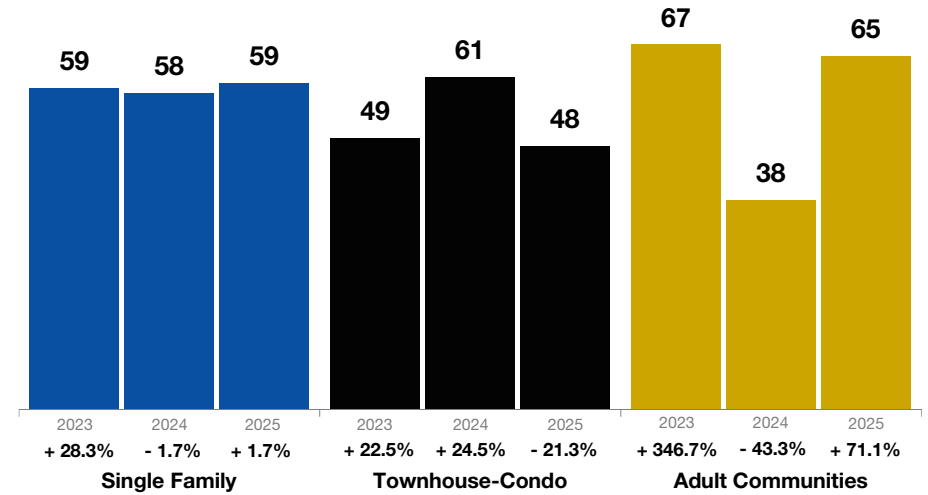
Average number of days between when a property is listed and when an offer is accepted in a given month.



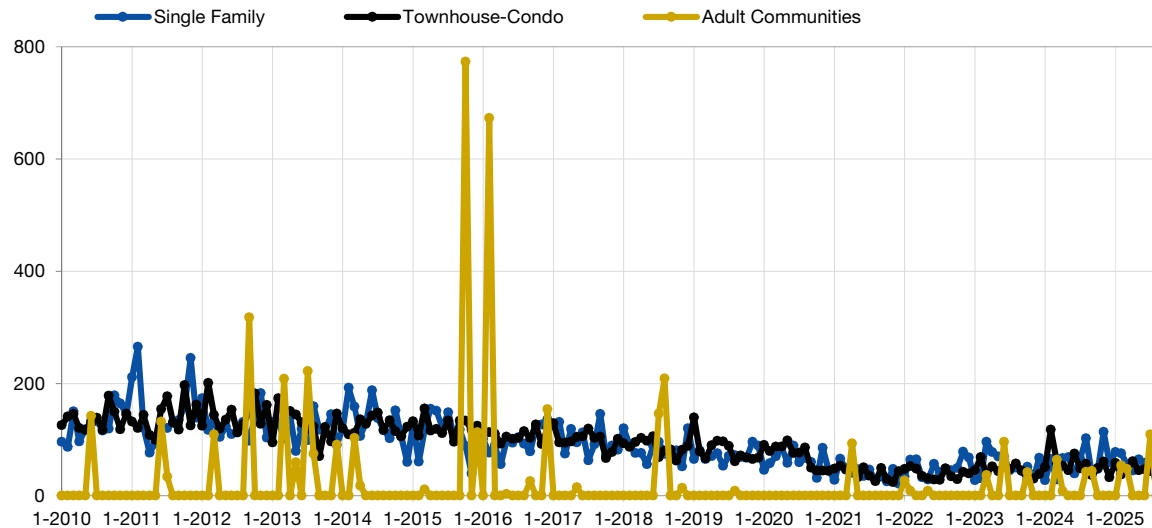
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Year to Date



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
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	55	47	48
April 2025	45	61	0
May 2025	64	45	0
June 2025	58	47	0
July 2025	58	44	109
August 2025	41	33	0
12-Month Avg.*	59	47	58

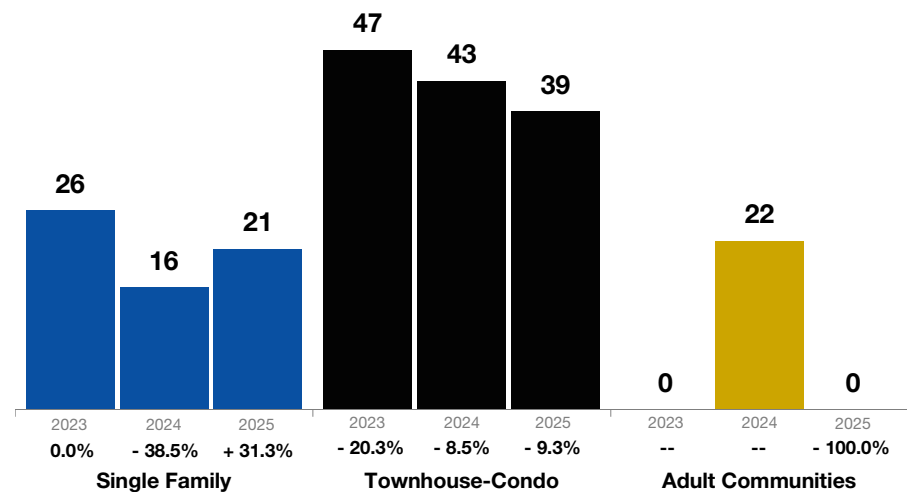
* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Housing Affordability Index

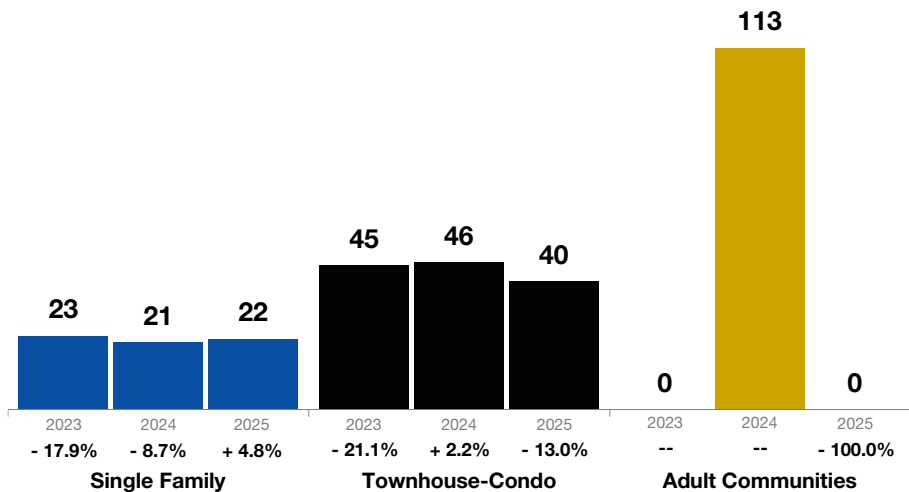


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

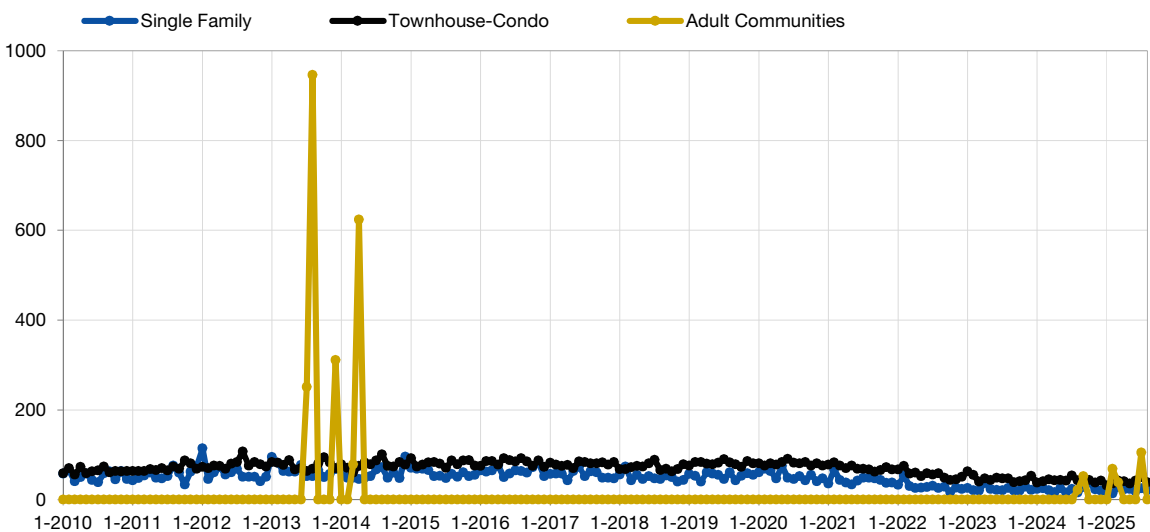
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Year to Date



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
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	29	42	39
April 2025	23	41	0
May 2025	24	36	0
June 2025	19	42	0
July 2025	25	50	105
August 2025	21	39	0
12-Month Avg.*	24	40	22

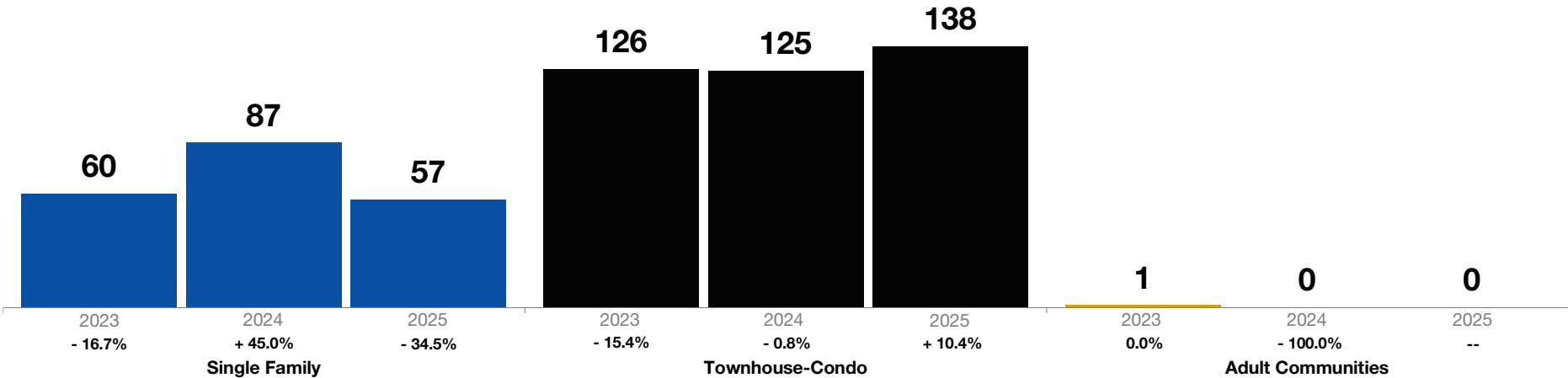
* Affordability Index for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

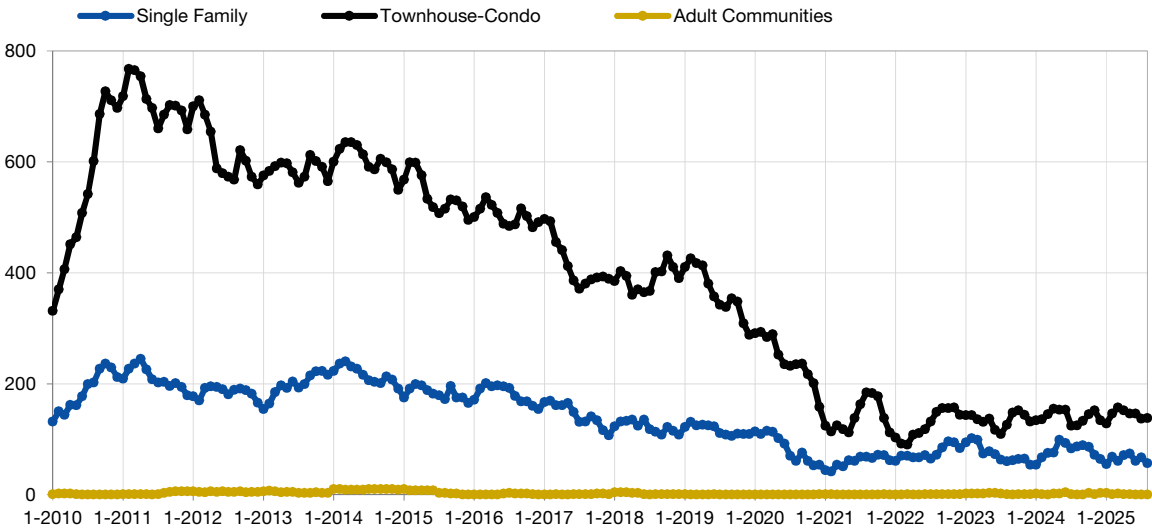
The number of properties available for sale in active status at the end of a given month.



August



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.

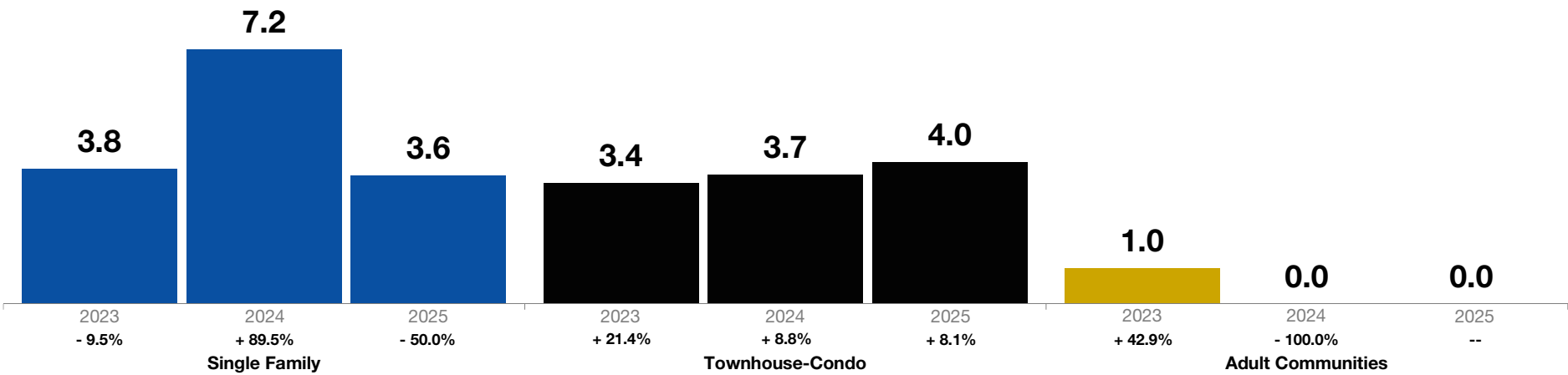
	Single Family	Townhouse-Condo	Adult Communities
September 2024	89	133	0
October 2024	86	145	3
November 2024	72	152	1
December 2024	64	134	3
January 2025	55	128	3
February 2025	68	146	1
March 2025	61	157	2
April 2025	71	152	1
May 2025	74	146	1
June 2025	61	146	0
July 2025	67	137	0
August 2025	57	138	0
12-Month Avg.	69	143	1

Months Supply of Inventory

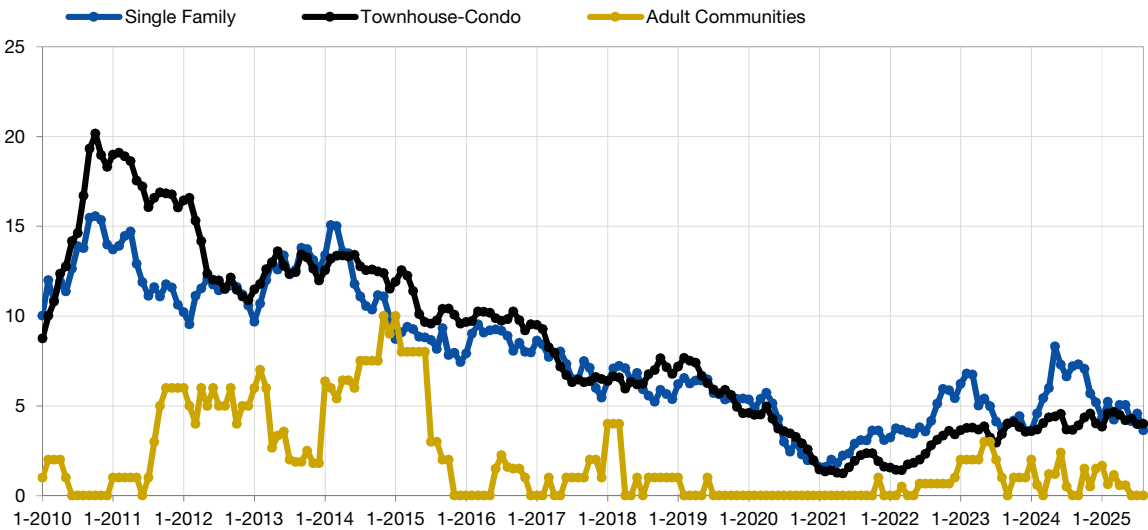
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



August



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
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
August 2025	3.6	4.0	0.0
12-Month Avg.*	5.1	4.2	0.7

* Months Supply for all properties from September 2024 through August 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	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		113	91	- 19.5%	678	728	+ 7.4%
Pending Sales		57	69	+ 21.1%	393	443	+ 12.7%
Closed Sales		50	56	+ 12.0%	362	407	+ 12.4%
Median Sales Price		\$1,100,000	\$1,277,500	+ 16.1%	\$954,000	\$1,140,000	+ 19.5%
Average Sales Price		\$1,312,986	\$1,353,308	+ 3.1%	\$1,242,314	\$1,388,469	+ 11.8%
Pct. of List Price Received		96.5%	97.7%	+ 1.2%	96.9%	97.1%	+ 0.2%
Days on Market		69	36	- 47.8%	59	52	- 11.9%
Housing Affordability Index		35	30	- 14.3%	41	34	- 17.1%
Inventory of Homes for Sale		212	195	- 8.0%	--	--	--
Months Supply of Inventory		4.5	3.9	- 13.3%	--	--	--