

Monthly Indicators



September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

- Single Family Closed Sales increased 43.8 percent to 23.
- Townhouse-Condo Closed Sales increased 5.7 percent to 37.
- There were no Adult Communities Closed Sales during the current period.
- Single Family Median Sales Price was up 33.9 percent to \$1,925,000.
- Townhouse-Condo Median Sales Price was up 4.4 percent to \$962,500.
- There was no Adult Communities Median Sales Price for the current period.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Monthly Snapshot

+ 13.2%	- 7.7%	+ 11.8%
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

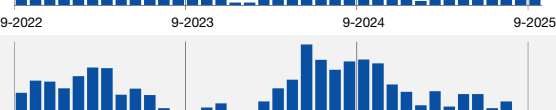
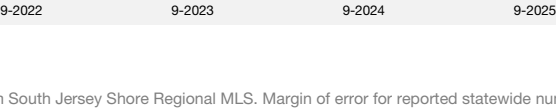
For residential real estate activity in Ocean City. Percent changes are calculated using rounded figures.

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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.

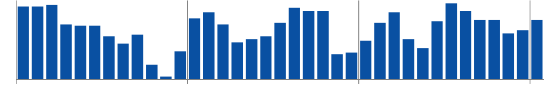
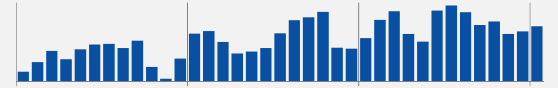


Key Metrics	Historical Sparklines	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		27	34	+ 25.9%	247	275	+ 11.3%
Pending Sales		12	20	+ 66.7%	111	159	+ 43.2%
Closed Sales		16	23	+ 43.8%	110	145	+ 31.8%
Median Sales Price		\$1,437,500	\$1,925,000	+ 33.9%	\$1,762,500	\$1,795,000	+ 1.8%
Average Sales Price		\$1,682,869	\$2,521,087	+ 49.8%	\$1,928,704	\$2,170,064	+ 12.5%
Pct. of List Price Received		97.6%	95.2%	- 2.5%	95.8%	96.1%	+ 0.3%
Days on Market		39	57	+ 46.2%	55	59	+ 7.3%
Housing Affordability Index		28	20	- 28.6%	23	22	- 4.3%
Inventory of Homes for Sale		89	58	- 34.8%	--	--	--
Months Supply of Inventory		7.3	3.6	- 50.7%	--	--	--

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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		66	77	+ 16.7%	515	560	+ 8.7%
Pending Sales		41	49	+ 19.5%	327	346	+ 5.8%
Closed Sales		35	37	+ 5.7%	297	319	+ 7.4%
Median Sales Price		\$922,300	\$962,500	+ 4.4%	\$860,000	\$960,000	+ 11.6%
Average Sales Price		\$873,806	\$1,160,678	+ 32.8%	\$977,614	\$1,100,431	+ 12.6%
Pct. of List Price Received		99.1%	97.5%	- 1.6%	97.6%	97.5%	- 0.1%
Days on Market		36	51	+ 41.7%	58	48	- 17.2%
Housing Affordability Index		43	41	- 4.7%	46	41	- 10.9%
Inventory of Homes for Sale		133	147	+ 10.5%	--	--	--
Months Supply of Inventory		3.9	4.2	+ 7.7%	--	--	--

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.



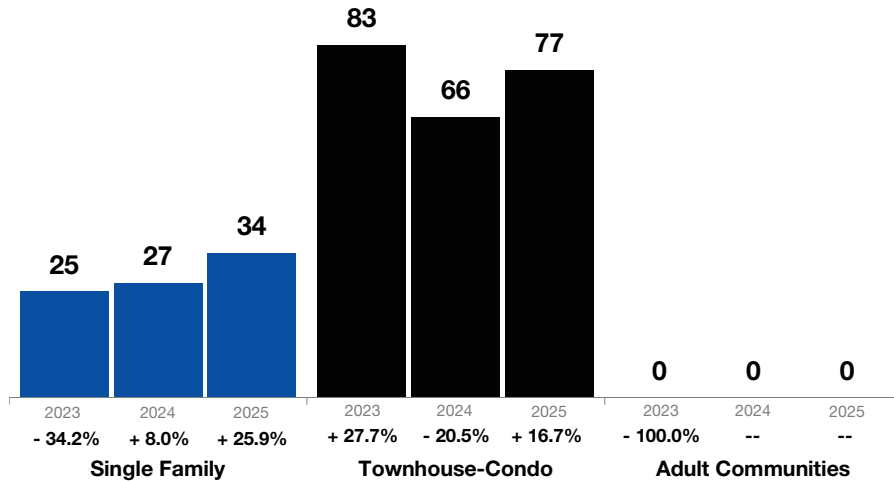
Key Metrics	Historical Sparklines	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		0	0	--	9	2	- 77.8%
Pending Sales		0	0	--	8	4	- 50.0%
Closed Sales		2	0	- 100.0%	8	4	- 50.0%
Median Sales Price		\$770,000	\$0	- 100.0%	\$344,500	\$591,500	+ 71.7%
Avg. Sales Price		\$770,000	\$0	- 100.0%	\$782,250	\$716,500	- 8.4%
Pct. of List Price Received		91.2%	0.0%	- 100.0%	95.6%	96.1%	+ 0.5%
Days on Market		44	0	- 100.0%	40	65	+ 62.5%
Affordability Index		52	0	- 100.0%	116	0	- 100.0%
Homes for Sale		0	0	0.0%	--	--	--
Months Supply		0.0	0.0	0.0%	--	--	--

New Listings

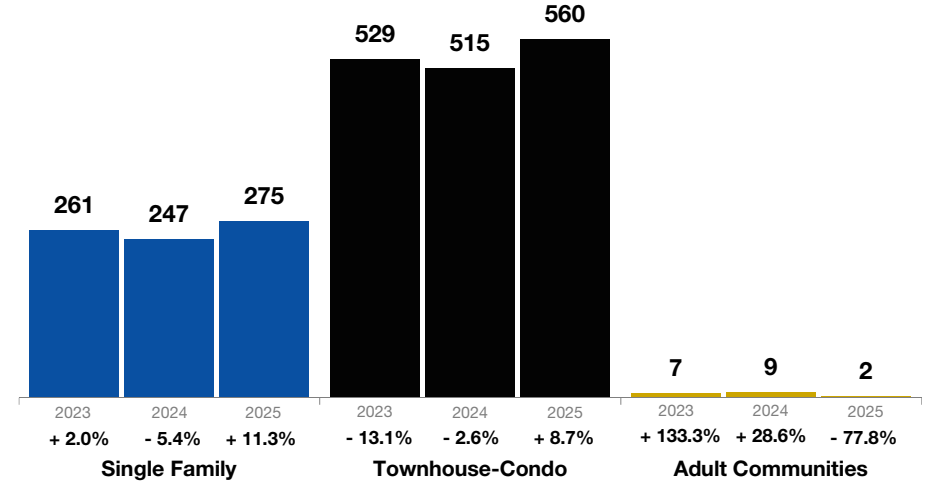
A count of the properties that have been newly listed on the market in a given month.



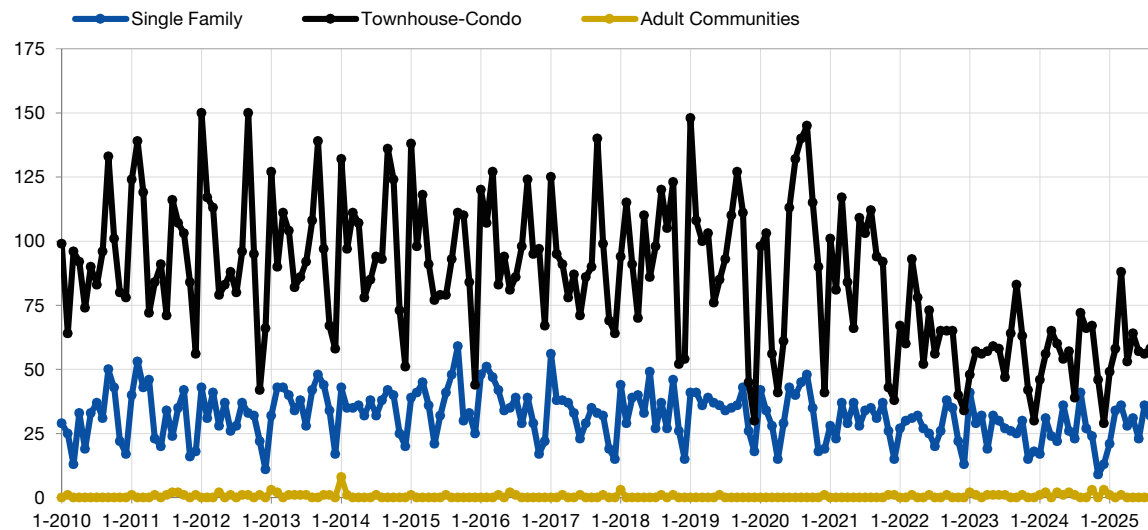
September



Year to Date



Historical New Listings by Month



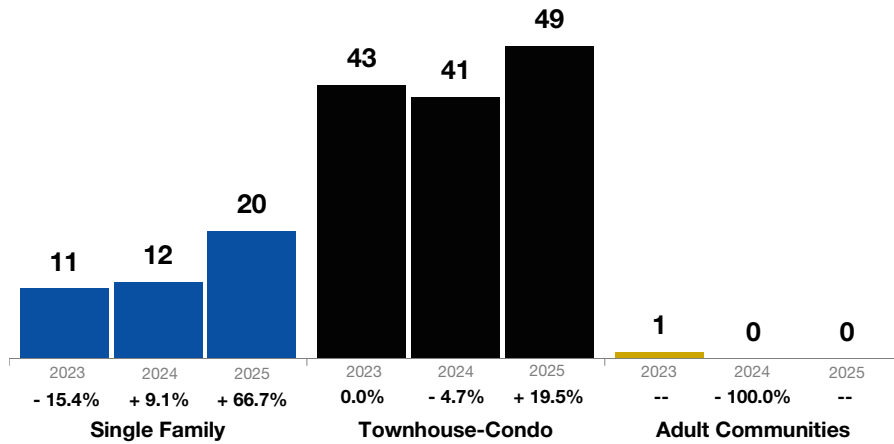
	Single Family	Townhouse-Condo	Adult Communities
October 2024	24	67	3
November 2024	9	46	0
December 2024	13	29	3
January 2025	21	49	1
February 2025	34	58	0
March 2025	36	88	1
April 2025	28	53	0
May 2025	31	64	0
June 2025	23	57	0
July 2025	36	56	0
August 2025	32	58	0
September 2025	34	77	0
12-Month Avg.	27	59	1

Pending Sales

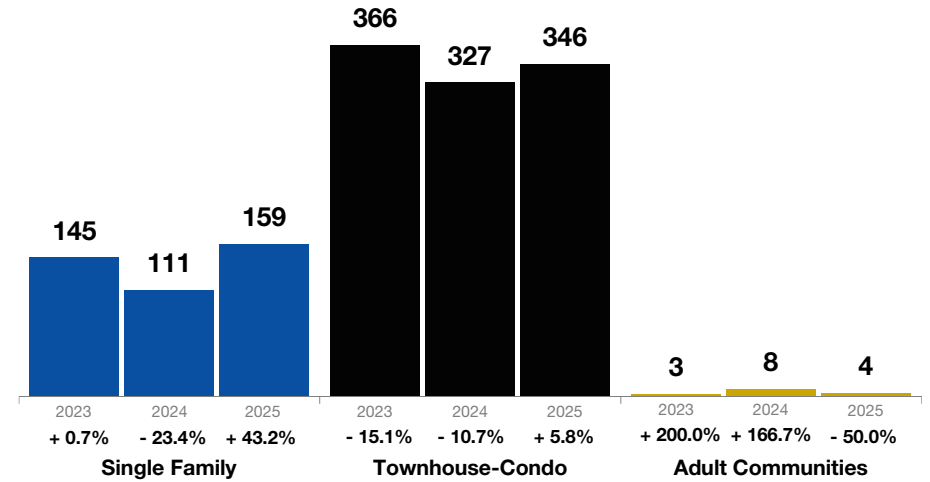
A count of the properties on which offers have been accepted in a given month.



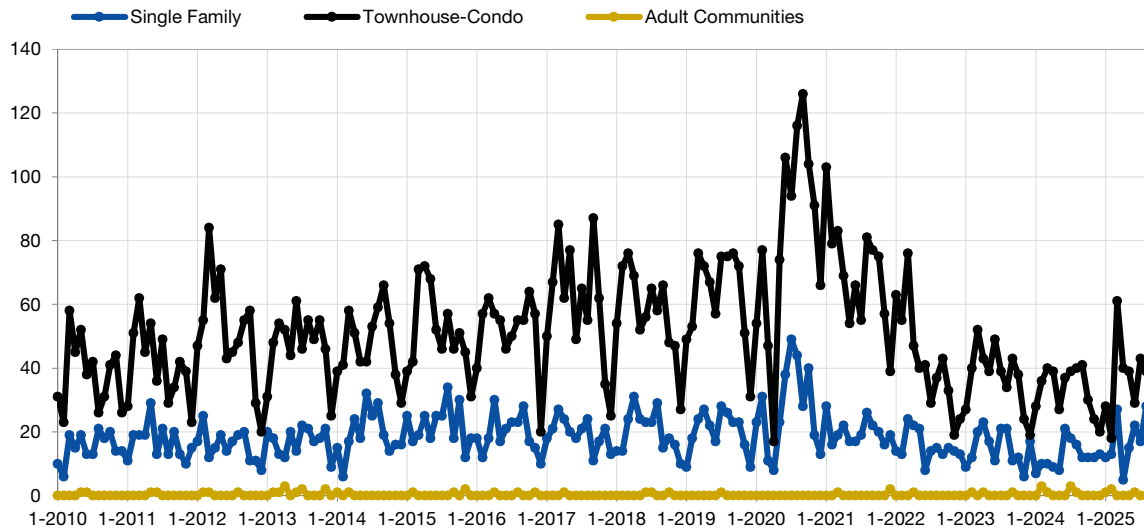
September



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.

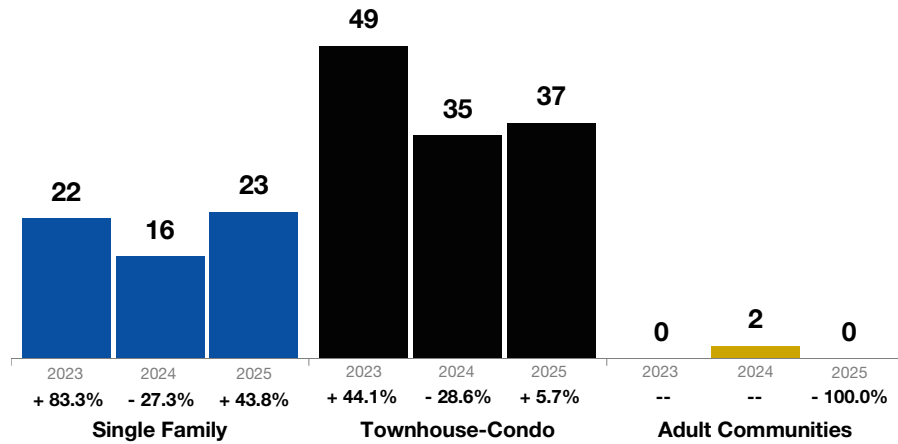
	Single Family	Townhouse-Condo	Adult Communities
October 2024	12	30	0
November 2024	12	24	0
December 2024	13	20	0
January 2025	12	28	1
February 2025	13	18	2
March 2025	27	61	0
April 2025	5	40	0
May 2025	15	39	0
June 2025	22	29	1
July 2025	17	43	0
August 2025	28	39	0
September 2025	20	49	0
12-Month Avg.	16	35	0

Closed Sales

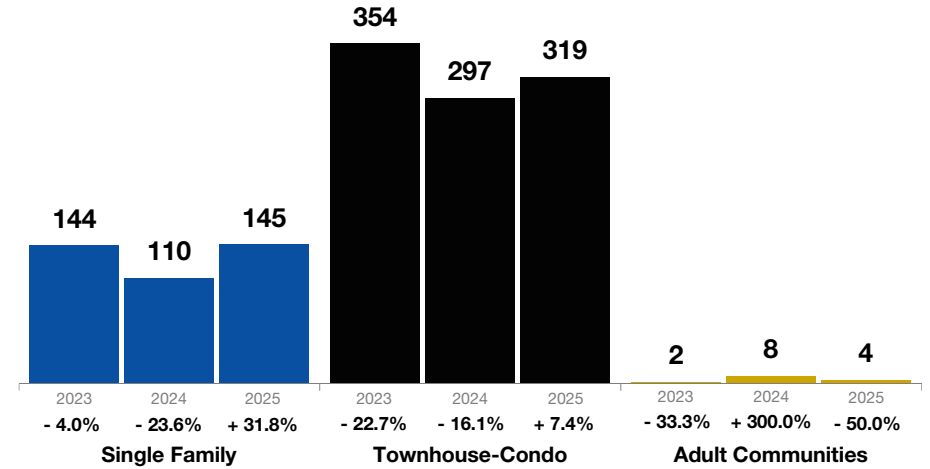
A count of the actual sales that closed in a given month.



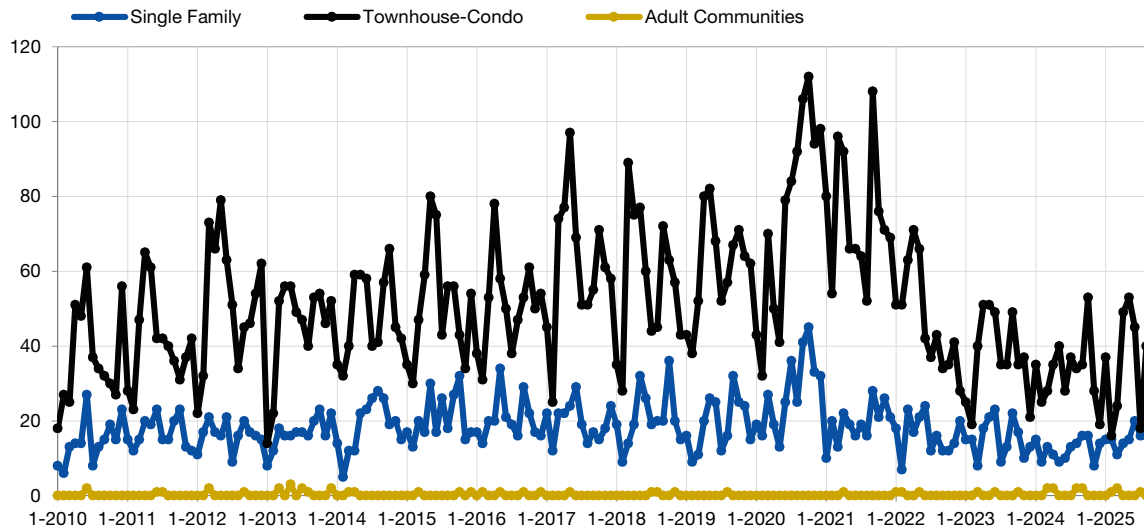
September



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.

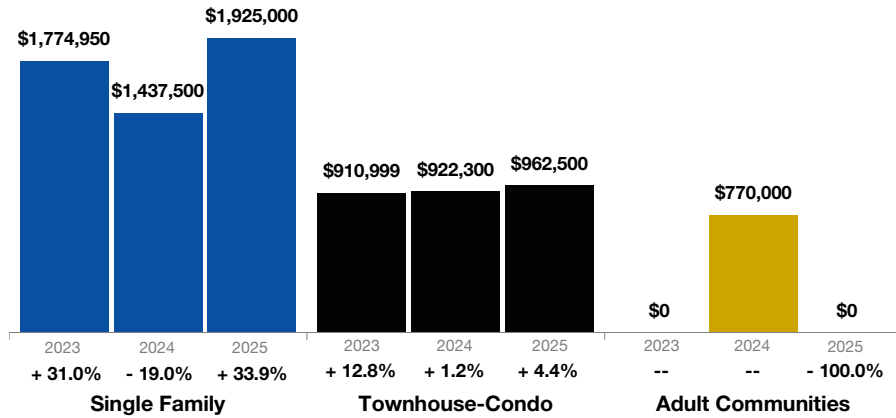
	Single Family	Townhouse-Condo	Adult Communities
October 2024	16	53	0
November 2024	8	28	0
December 2024	14	19	0
January 2025	15	37	0
February 2025	15	16	1
March 2025	11	24	2
April 2025	14	49	0
May 2025	15	53	0
June 2025	20	45	0
July 2025	16	18	1
August 2025	16	40	0
September 2025	23	37	0
12-Month Avg.	15	35	0

Median Sales Price

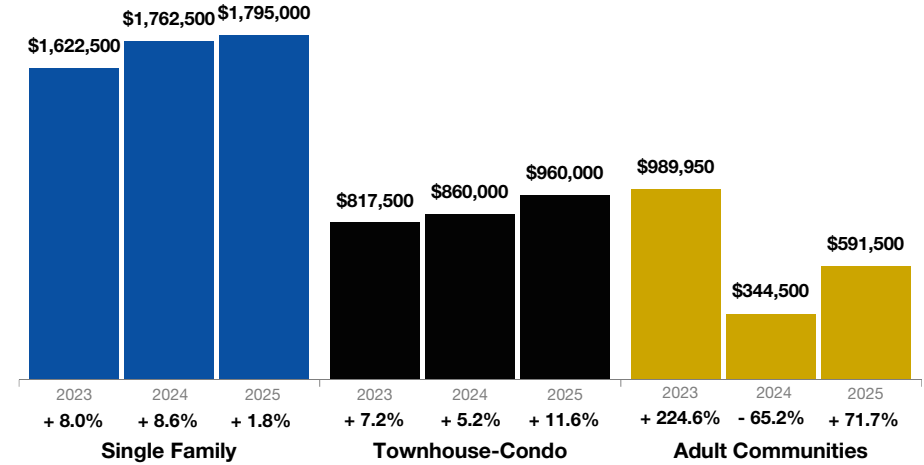
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



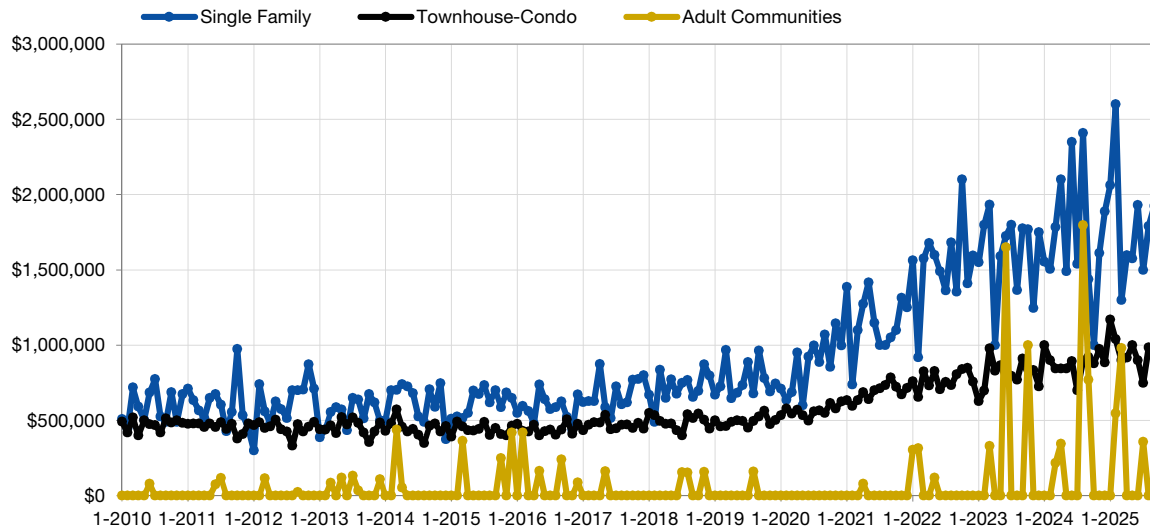
September



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
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	\$1,575,000	\$999,900	\$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
September 2025	\$1,925,000	\$962,500	\$0
12-Month Med.*	\$1,750,000	\$940,000	\$591,500

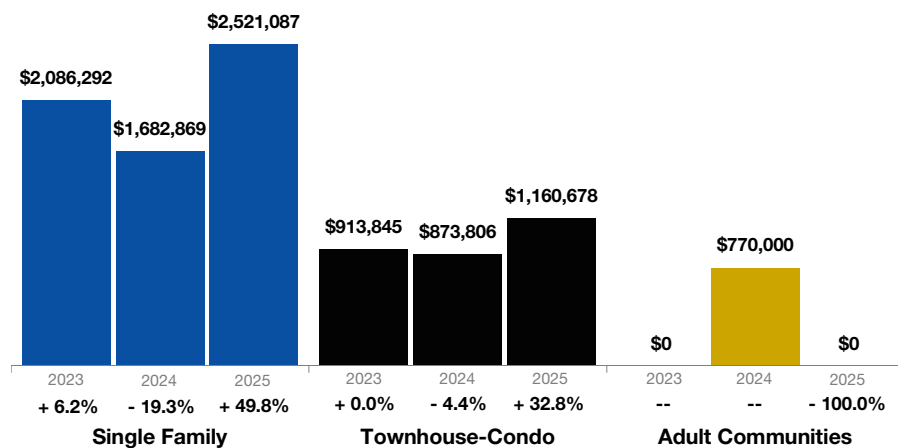
* Median Sales Price for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Average Sales Price

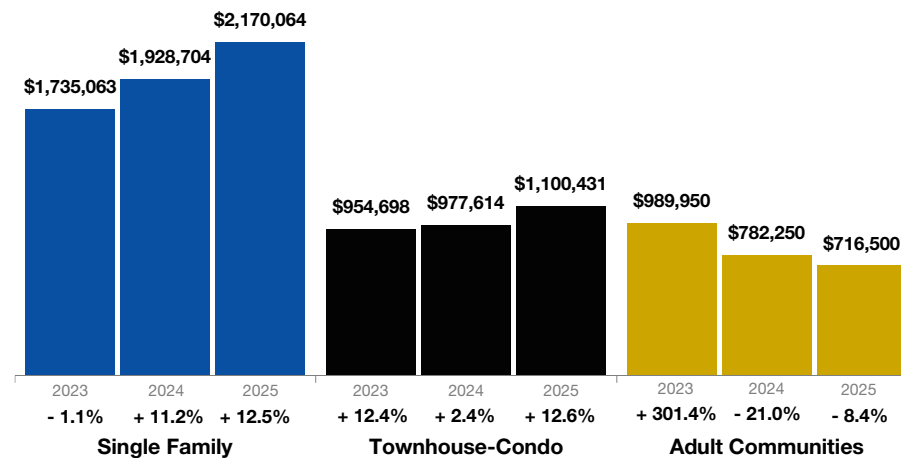
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



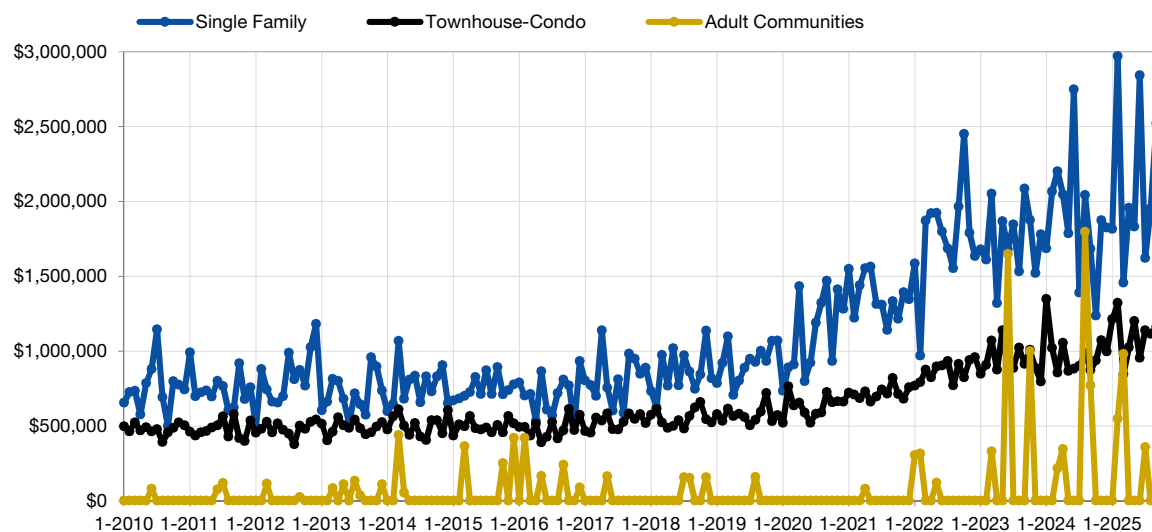
September



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
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	\$1,831,400	\$1,200,402	\$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
September 2025	\$2,521,087	\$1,160,678	\$0
12-Month Avg.*	\$2,049,020	\$1,073,231	\$716,500

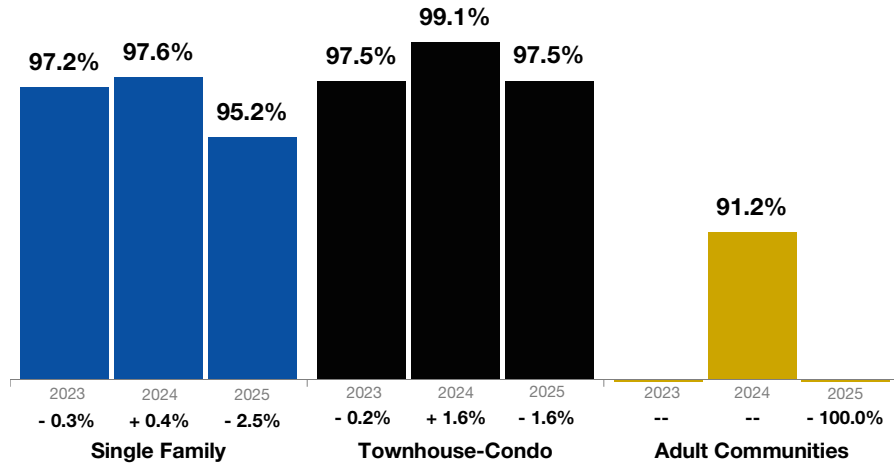
* Avg. Sales Price for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Percent of List Price Received

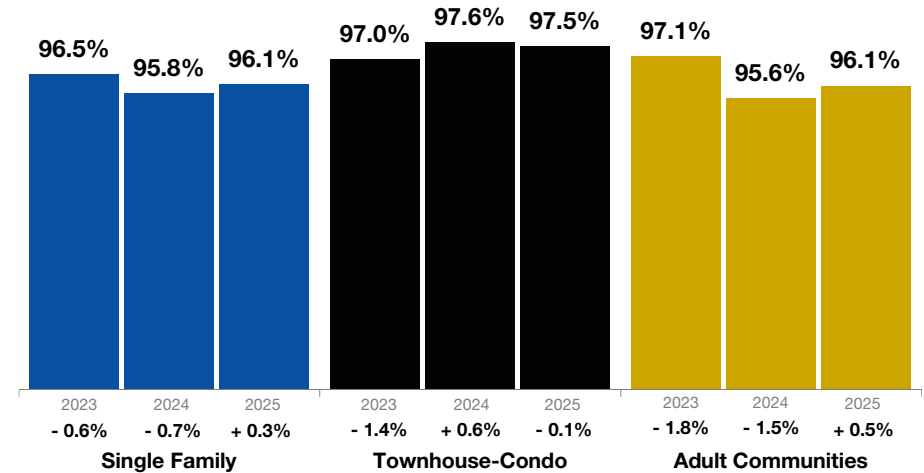
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



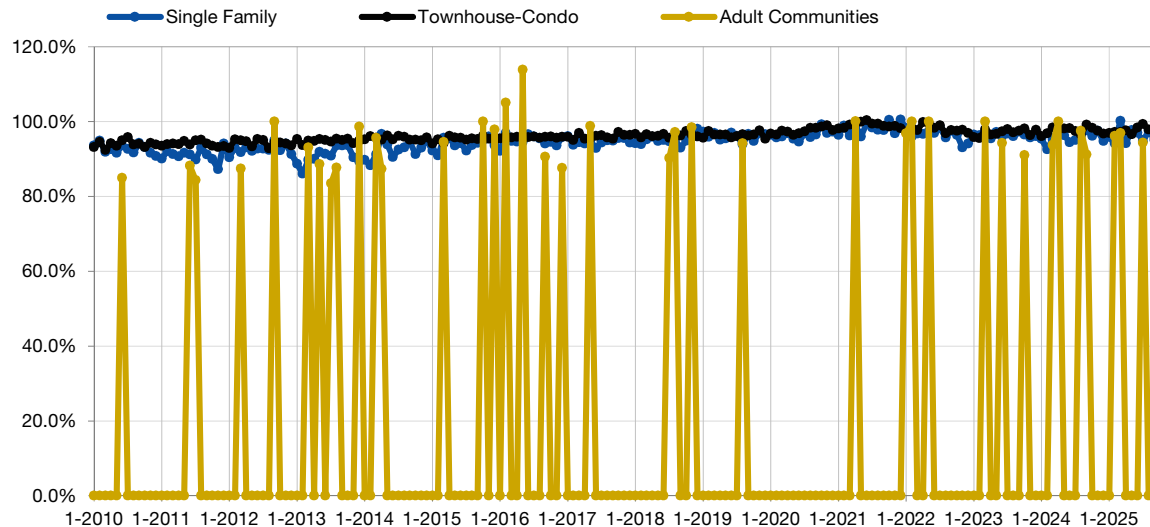
September



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
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	97.7%	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%
September 2025	95.2%	97.5%	0.0%
12-Month Avg.*	96.1%	97.6%	96.1%

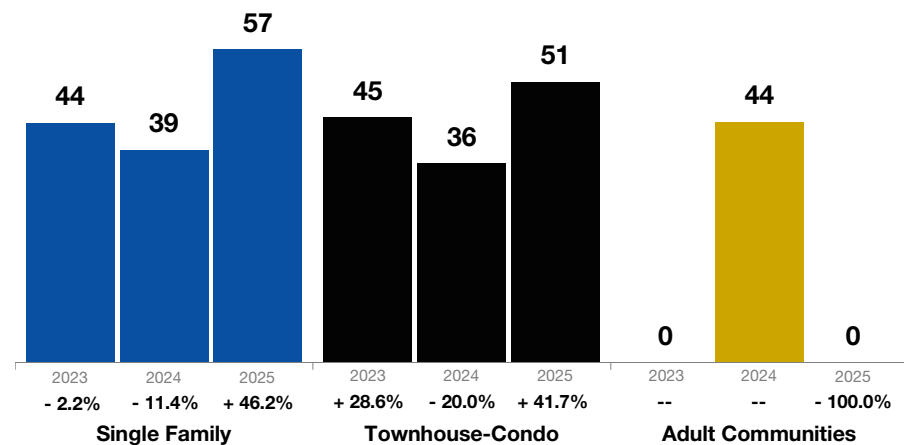
* Pct. of List Price Received for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Days on Market Until Sale

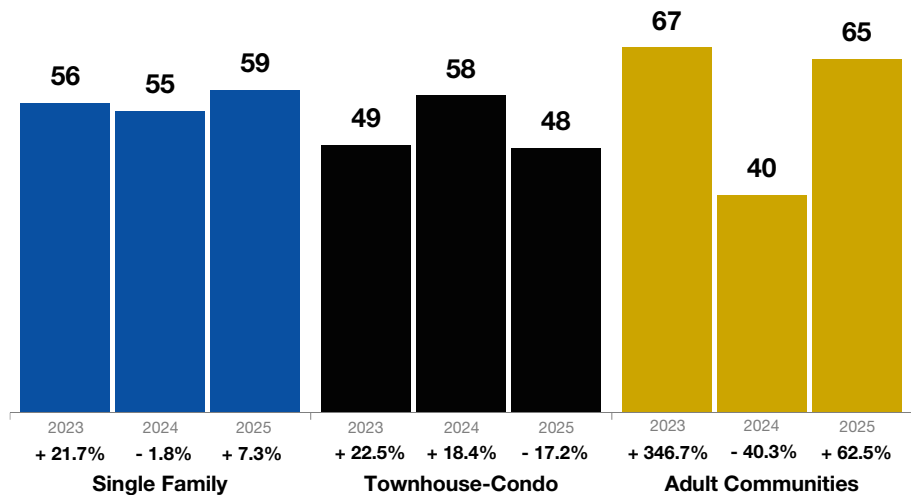
Average number of days between when a property is listed and when an offer is accepted in a given month.



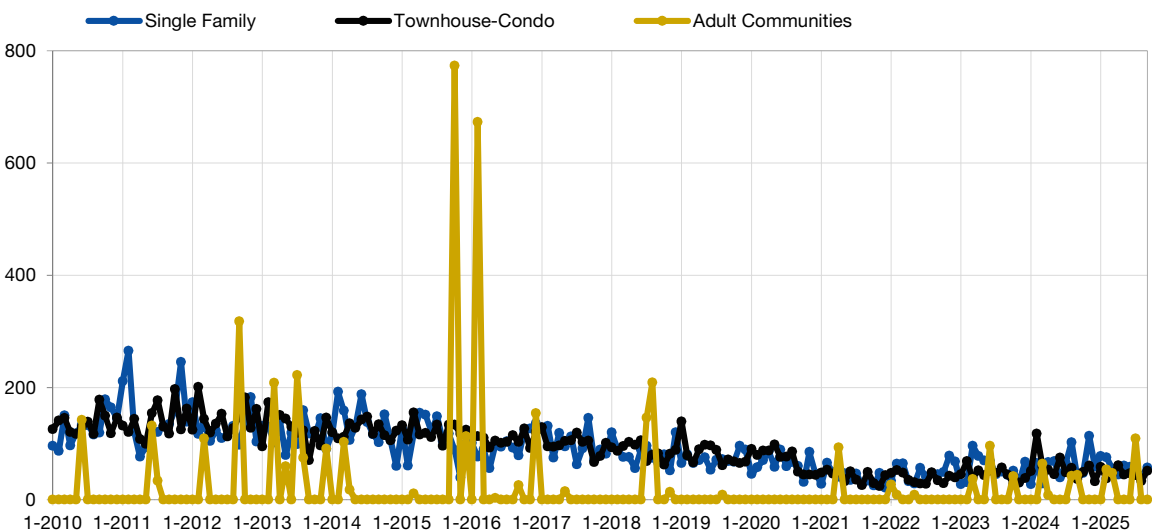
September



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
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	60	45	0
June 2025	58	47	0
July 2025	58	44	109
August 2025	41	33	0
September 2025	57	51	0
12-Month Avg.*	60	48	65

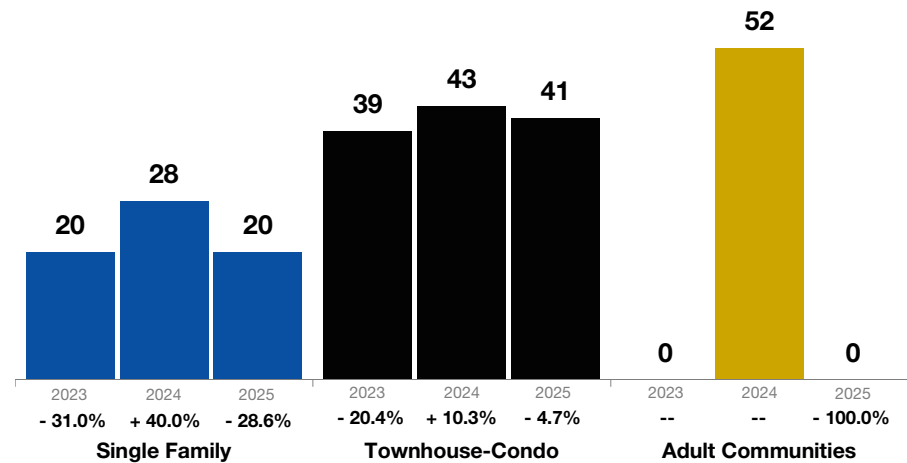
* Days on Market for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Housing Affordability Index

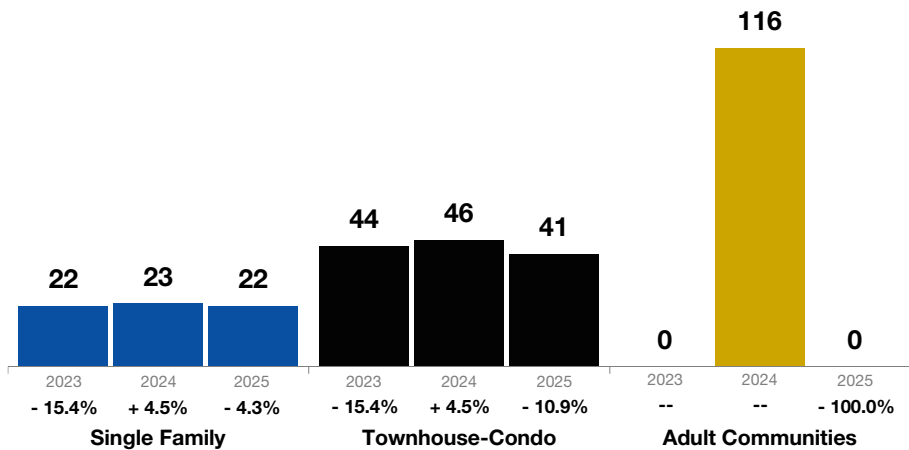


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

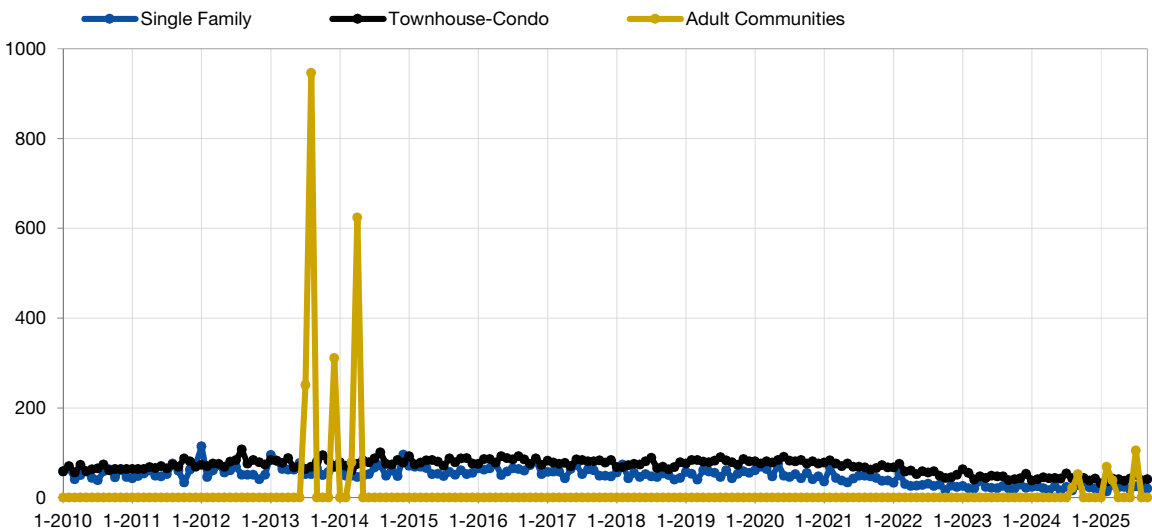
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Year to Date



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
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	37	0
June 2025	19	42	0
July 2025	25	50	105
August 2025	21	39	0
September 2025	20	41	0
12-Month Avg.*	23	40	18

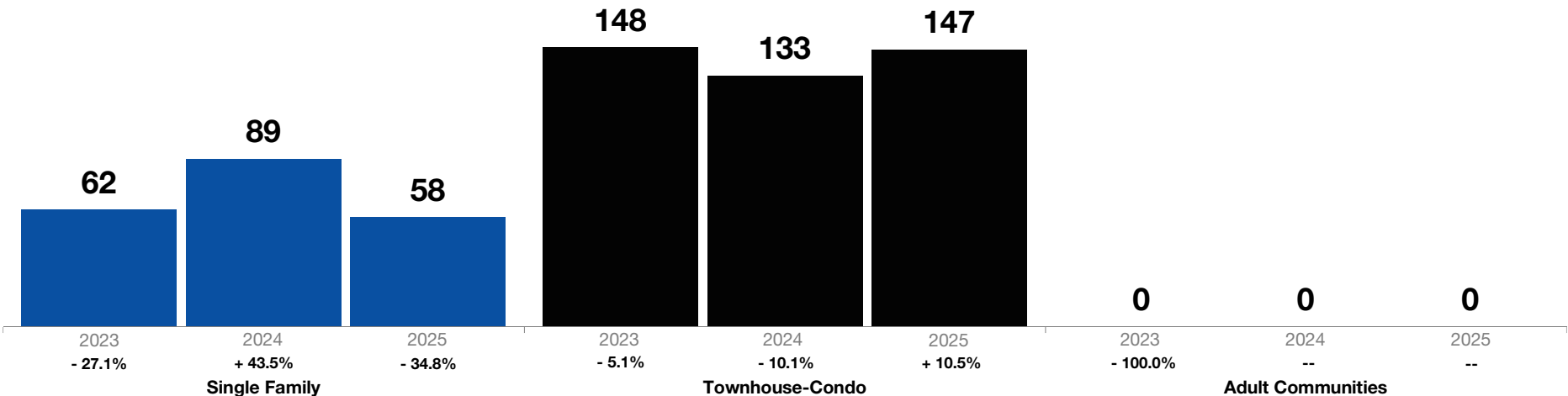
* Affordability Index for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

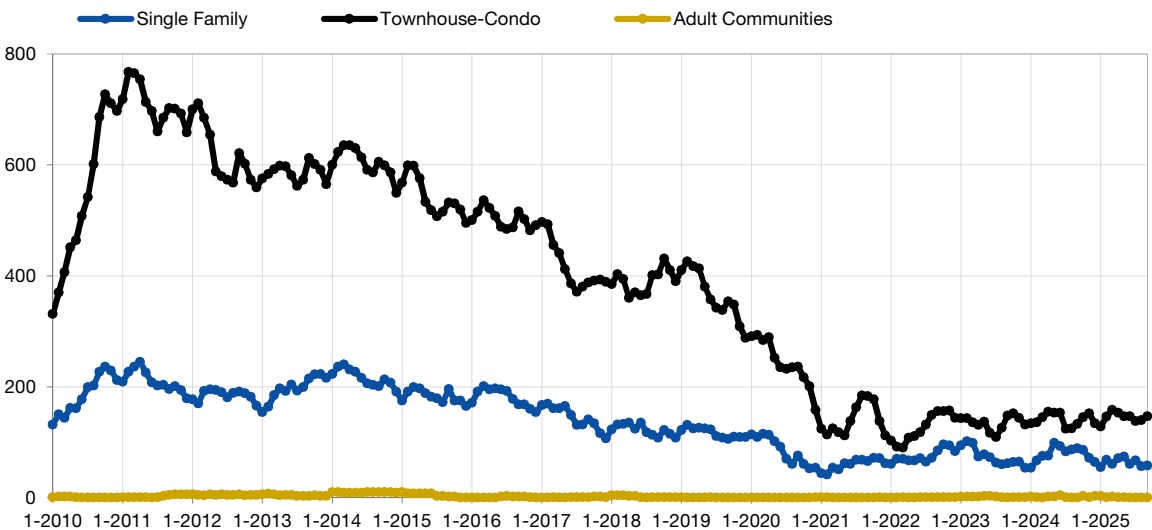
The number of properties available for sale in active status at the end of a given month.



September



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.

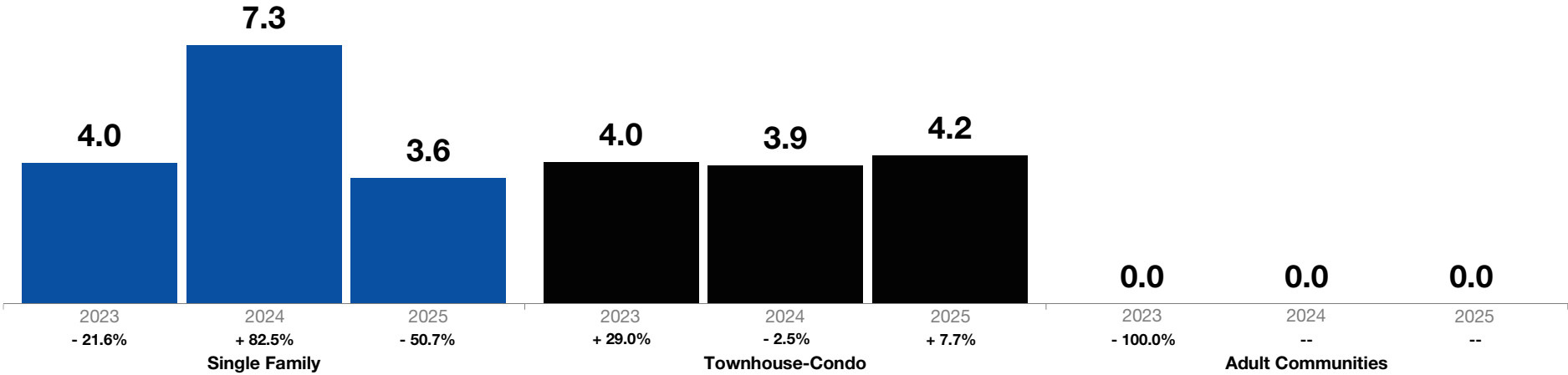
	Single Family	Townhouse-Condo	Adult Communities
October 2024	86	145	3
November 2024	72	152	1
December 2024	64	134	3
January 2025	55	128	3
February 2025	68	146	1
March 2025	61	158	2
April 2025	71	153	1
May 2025	74	147	1
June 2025	61	147	0
July 2025	67	138	0
August 2025	57	140	0
September 2025	58	147	0
12-Month Avg.	66	145	1

Months Supply of Inventory

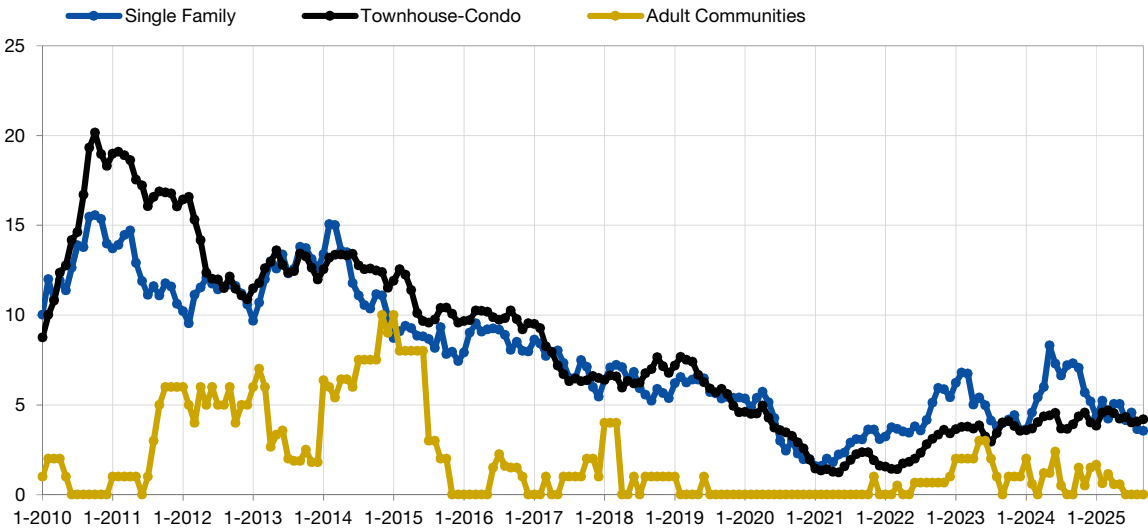
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



September



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
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	4.1	0.0
September 2025	3.6	4.2	0.0
12-Month Avg.*	4.8	4.3	0.7

* Months Supply for all properties from October 2024 through September 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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		93	111	+ 19.4%	771	838	+ 8.7%
Pending Sales		53	69	+ 30.2%	446	510	+ 14.3%
Closed Sales		53	60	+ 13.2%	415	469	+ 13.0%
Median Sales Price		\$950,000	\$1,062,500	+ 11.8%	\$952,000	\$1,100,000	+ 15.5%
Average Sales Price		\$1,114,134	\$1,682,168	+ 51.0%	\$1,225,944	\$1,425,846	+ 16.3%
Pct. of List Price Received		98.4%	96.6%	- 1.8%	97.1%	97.1%	0.0%
Days on Market		37	54	+ 45.9%	57	52	- 8.8%
Housing Affordability Index		42	37	- 11.9%	42	36	- 14.3%
Inventory of Homes for Sale		222	205	- 7.7%	--	--	--
Months Supply of Inventory		4.7	4.0	- 14.9%	--	--	--