

Monthly Indicators



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

- Single Family Closed Sales decreased 42.9 percent to 8.
- Townhouse-Condo Closed Sales increased 31.6 percent to 25.
- There were no Adult Communities Closed Sales during the current period.
- Single Family Median Sales Price was up 0.7 percent to \$1,900,000.
- Townhouse-Condo Median Sales Price was down 7.6 percent to \$817,450.
- There was no Adult Communities Median Sales Price for either the current or year-ago period.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Monthly Snapshot

0.0% **- 9.0%** **- 4.8%**

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
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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.








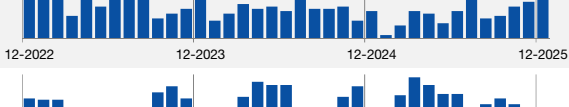




Key Metrics	Historical Sparklines	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		13	11	- 15.4%	293	335	+ 14.3%
Pending Sales		13	9	- 30.8%	148	193	+ 30.4%
Closed Sales		14	8	- 42.9%	148	191	+ 29.1%
Median Sales Price		\$1,887,500	\$1,900,000	+ 0.7%	\$1,667,500	\$1,795,000	+ 7.6%
Average Sales Price		\$1,823,857	\$2,168,000	+ 18.9%	\$1,841,006	\$2,154,935	+ 17.1%
Pct. of List Price Received		94.7%	98.1%	+ 3.6%	95.8%	96.6%	+ 0.8%
Days on Market		59	86	+ 45.8%	58	55	- 5.2%
Housing Affordability Index		20	21	+ 5.0%	22	22	0.0%
Inventory of Homes for Sale		64	55	- 14.1%	--	--	--
Months Supply of Inventory		5.2	3.4	- 34.6%	--	--	--

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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		29	30	+ 3.4%	657	688	+ 4.7%
Pending Sales		20	18	- 10.0%	401	435	+ 8.5%
Closed Sales		19	25	+ 31.6%	397	432	+ 8.8%
Median Sales Price		\$885,000	\$817,450	- 7.6%	\$862,500	\$942,500	+ 9.3%
Average Sales Price		\$997,824	\$1,094,126	+ 9.7%	\$979,843	\$1,071,134	+ 9.3%
Pct. of List Price Received		96.7%	97.8%	+ 1.1%	97.7%	97.6%	- 0.1%
Days on Market		33	62	+ 87.9%	56	49	- 12.5%
Housing Affordability Index		42	48	+ 14.3%	43	42	- 2.3%
Inventory of Homes for Sale		134	128	- 4.5%	--	--	--
Months Supply of Inventory		4.0	3.5	- 12.5%	--	--	--

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.



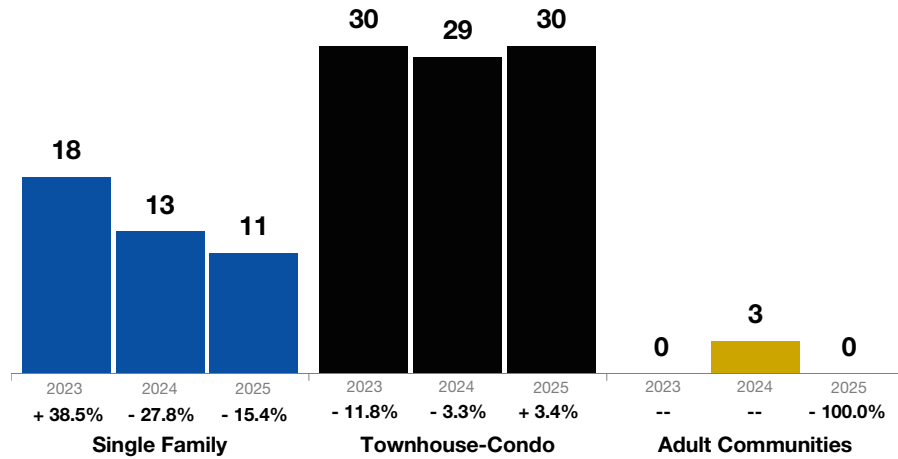
Key Metrics	Historical Sparklines	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		3	0	- 100.0%	15	2	- 86.7%
Pending Sales		0	0	--	8	4	- 50.0%
Closed Sales		0	0	--	8	4	- 50.0%
Median Sales Price		\$0	\$0	--	\$344,500	\$591,500	+ 71.7%
Avg. Sales Price		\$0	\$0	--	\$782,250	\$716,500	- 8.4%
Pct. of List Price Received		0.0%	0.0%	--	95.6%	96.1%	+ 0.5%
Days on Market		0	0	--	40	65	+ 62.5%
Affordability Index		0	0	--	108	0	- 100.0%
Homes for Sale		3	0	- 100.0%	--	--	--
Months Supply		1.5	0.0	- 100.0%	--	--	--

New Listings

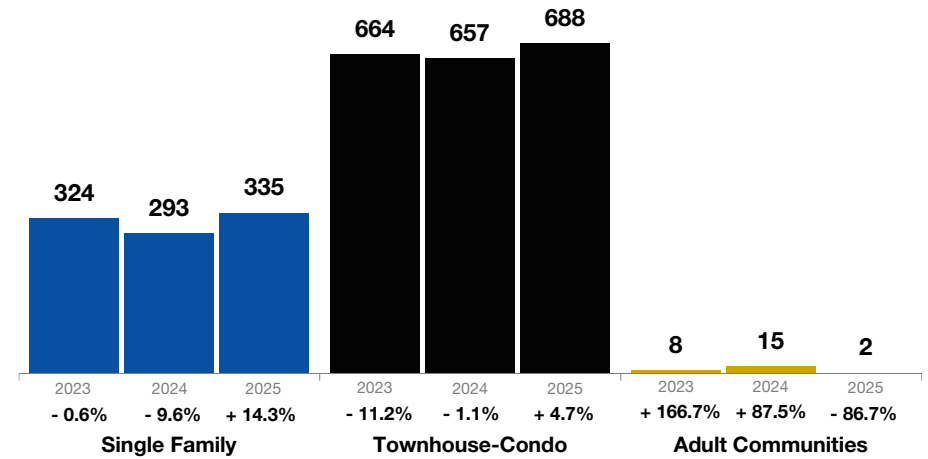
A count of the properties that have been newly listed on the market in a given month.



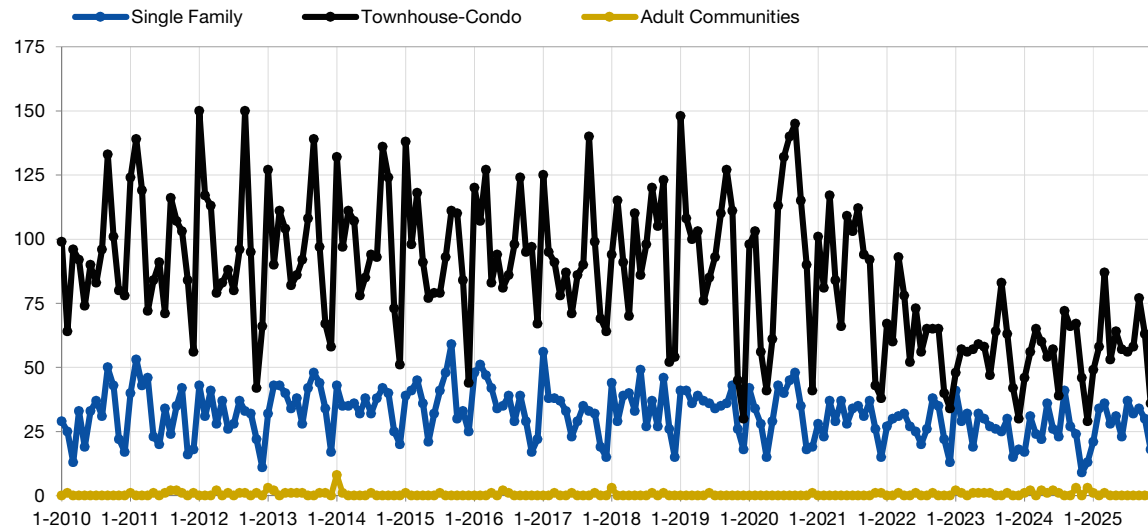
December



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.

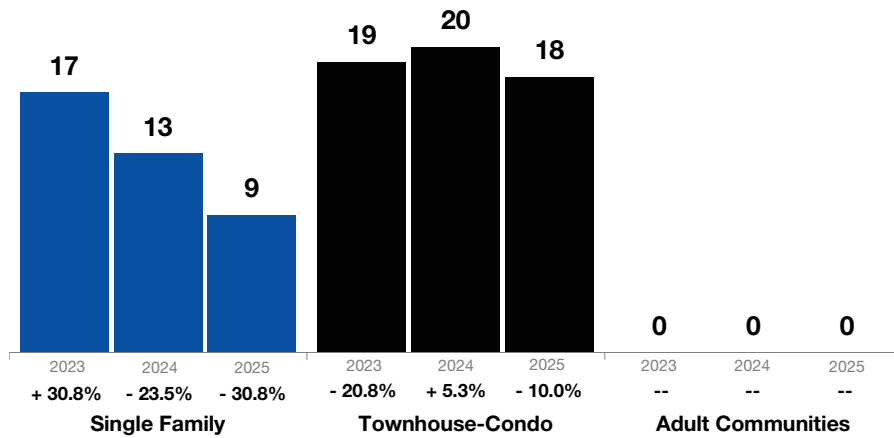
	Single Family	Townhouse-Condo	Adult Communities
January 2025	21	49	1
February 2025	34	58	0
March 2025	36	87	1
April 2025	28	53	0
May 2025	31	64	0
June 2025	23	57	0
July 2025	37	56	0
August 2025	32	58	0
September 2025	34	77	0
October 2025	30	63	0
November 2025	18	36	0
December 2025	11	30	0
12-Month Avg.	28	57	0

Pending Sales

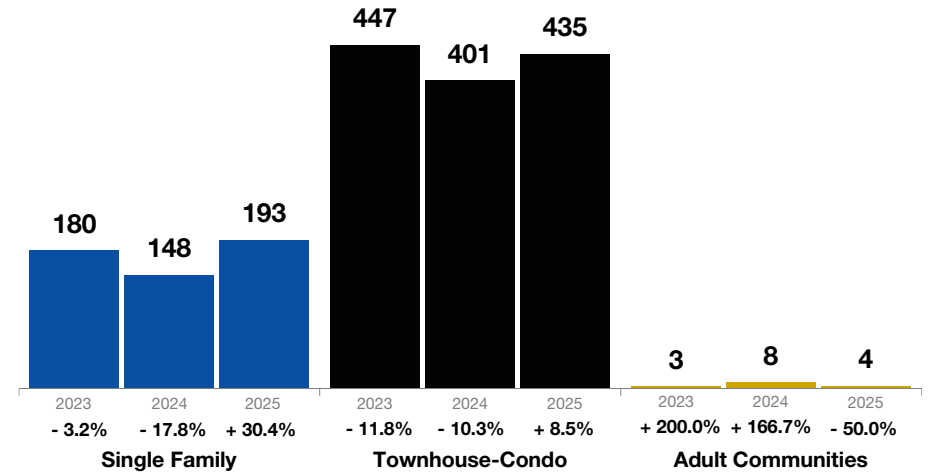
A count of the properties on which offers have been accepted in a given month.



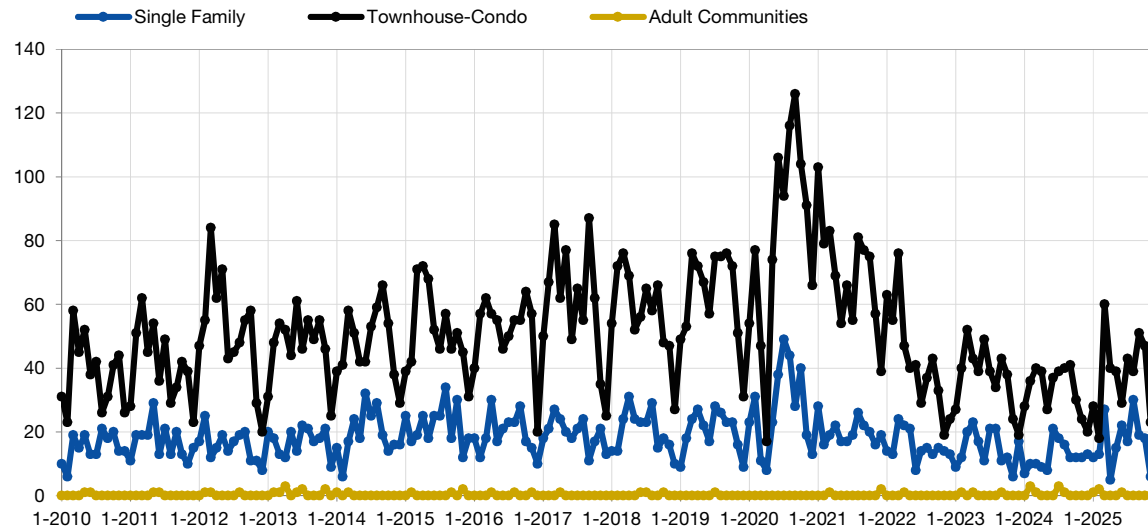
December



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.

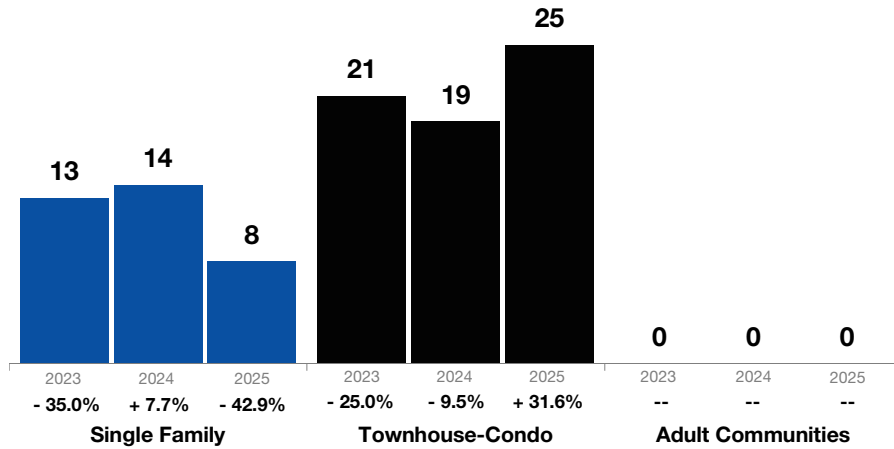
	Single Family	Townhouse-Condo	Adult Communities
January 2025	12	28	1
February 2025	13	18	2
March 2025	27	60	0
April 2025	5	40	0
May 2025	15	39	0
June 2025	22	29	1
July 2025	17	43	0
August 2025	30	39	0
September 2025	19	51	0
October 2025	18	47	0
November 2025	6	23	0
December 2025	9	18	0
12-Month Avg.	16	36	0

Closed Sales

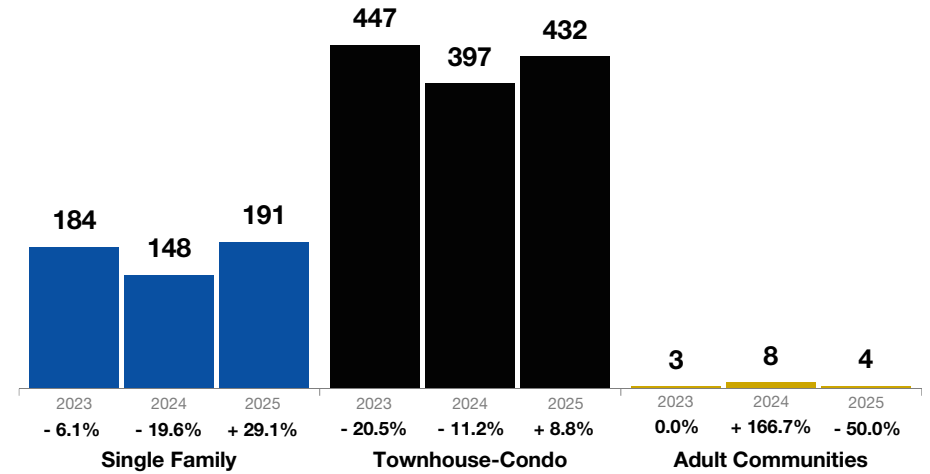
A count of the actual sales that closed in a given month.



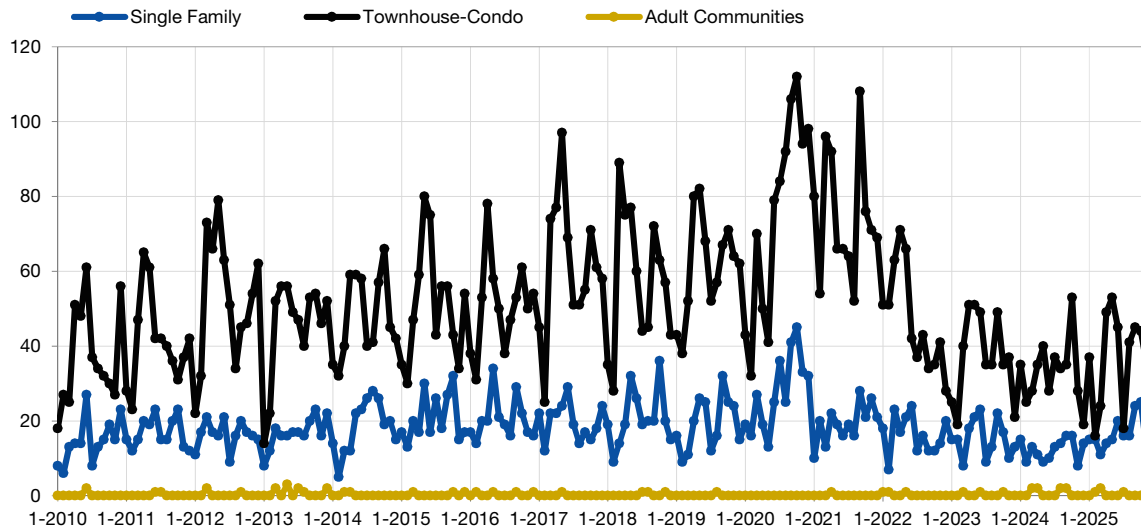
December



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.

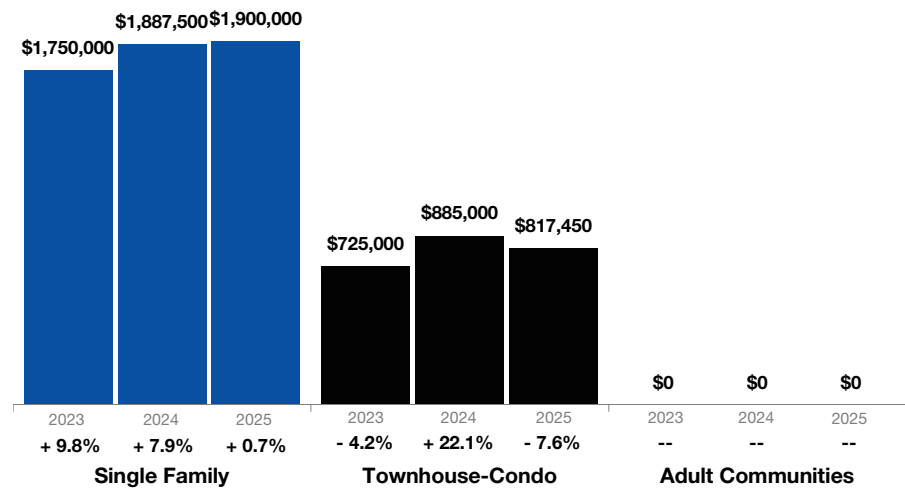
	Single Family	Townhouse-Condo	Adult Communities
January 2025	15	37	0
February 2025	15	16	1
March 2025	11	24	2
April 2025	14	49	0
May 2025	15	53	0
June 2025	20	45	0
July 2025	16	18	1
August 2025	16	41	0
September 2025	24	45	0
October 2025	25	44	0
November 2025	12	35	0
December 2025	8	25	0
12-Month Avg.	16	36	0

Median Sales Price

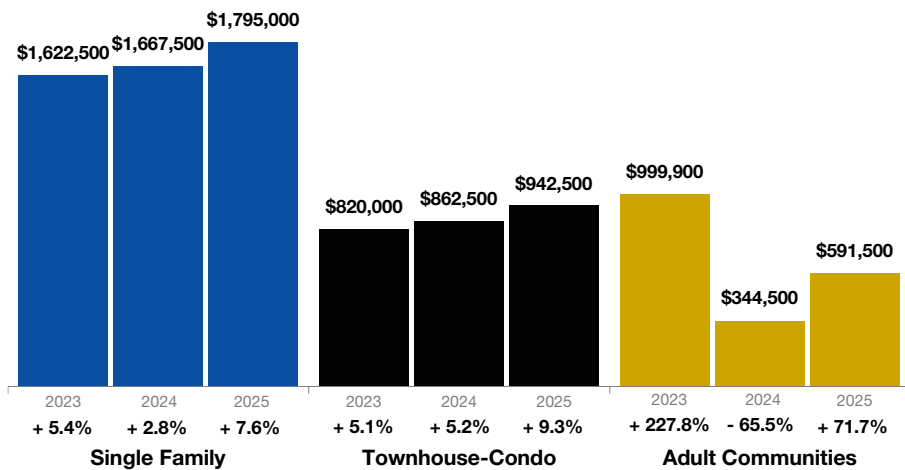
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



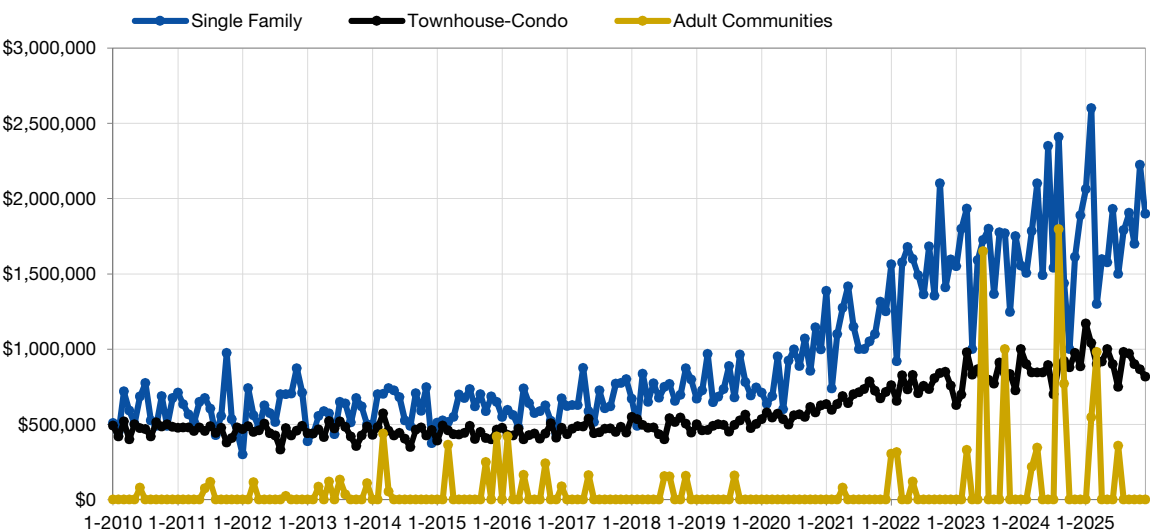
December



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$980,000	\$0
September 2025	\$1,905,000	\$971,000	\$0
October 2025	\$1,700,000	\$900,000	\$0
November 2025	\$2,224,500	\$865,000	\$0
December 2025	\$1,900,000	\$817,450	\$0
12-Month Med.*	\$1,795,000	\$942,500	\$591,500

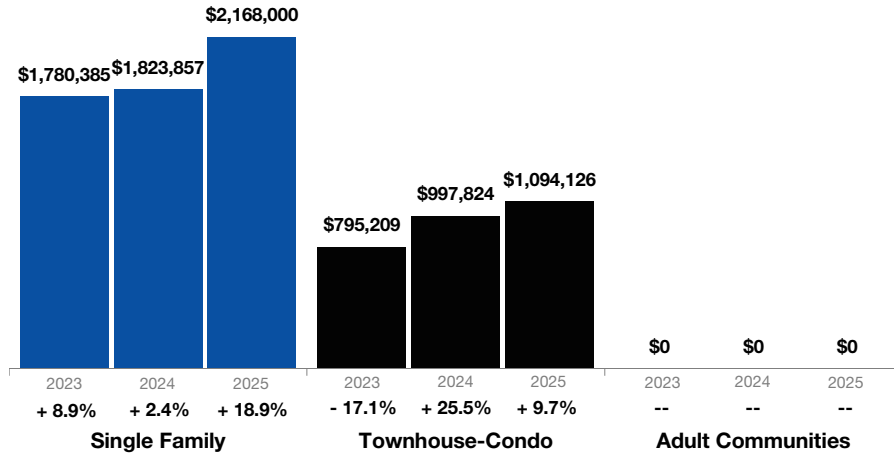
* Median Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Average Sales Price

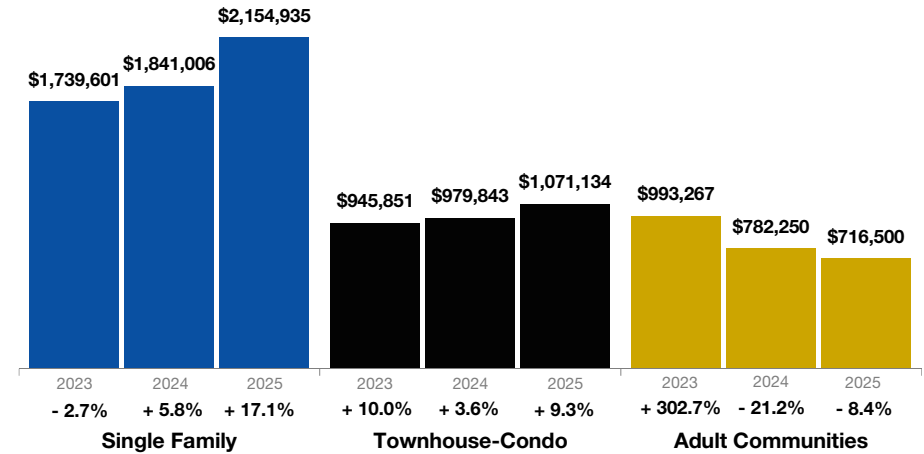
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



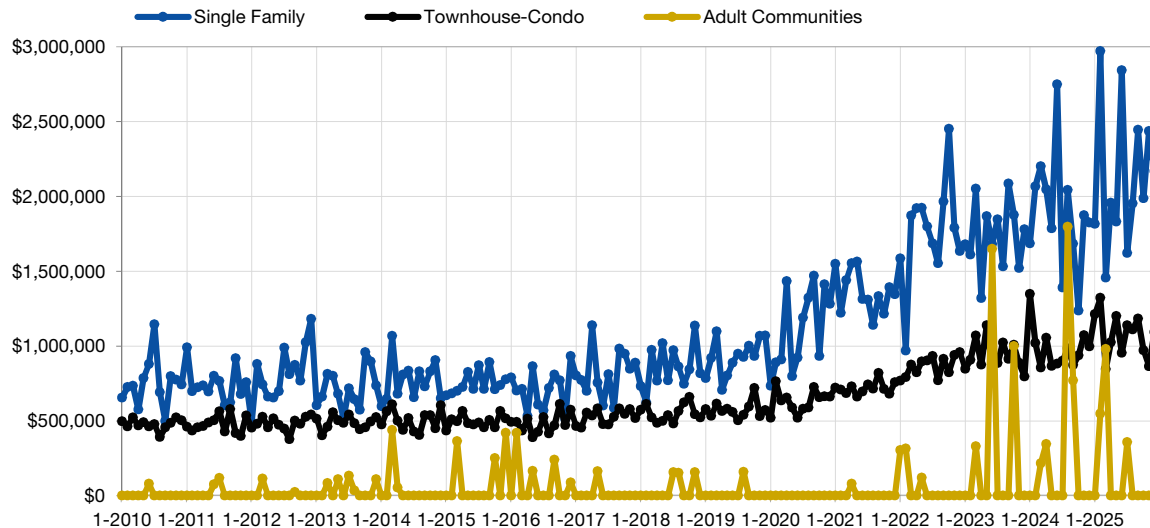
December



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
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	\$1,109,479	\$0
September 2025	\$2,444,167	\$1,183,780	\$0
October 2025	\$1,986,960	\$972,223	\$0
November 2025	\$2,436,688	\$865,614	\$0
December 2025	\$2,168,000	\$1,094,126	\$0
12-Month Avg.*	\$2,154,935	\$1,071,134	\$716,500

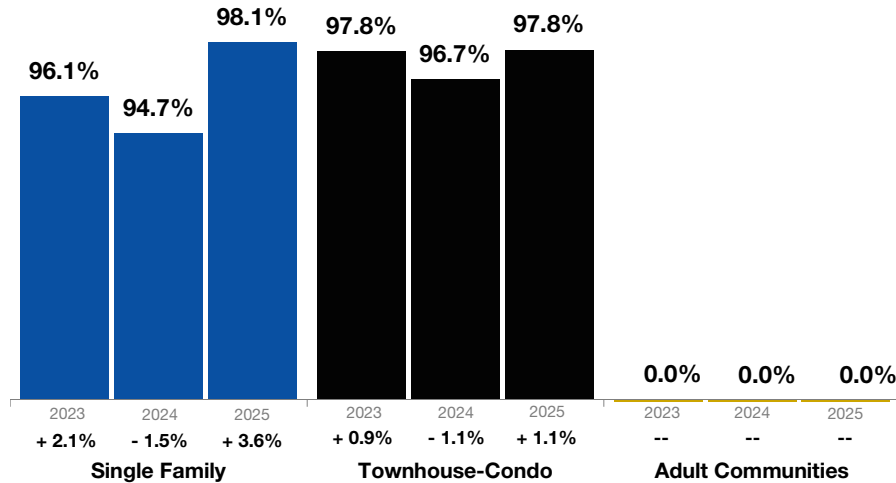
* Avg. Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Percent of List Price Received

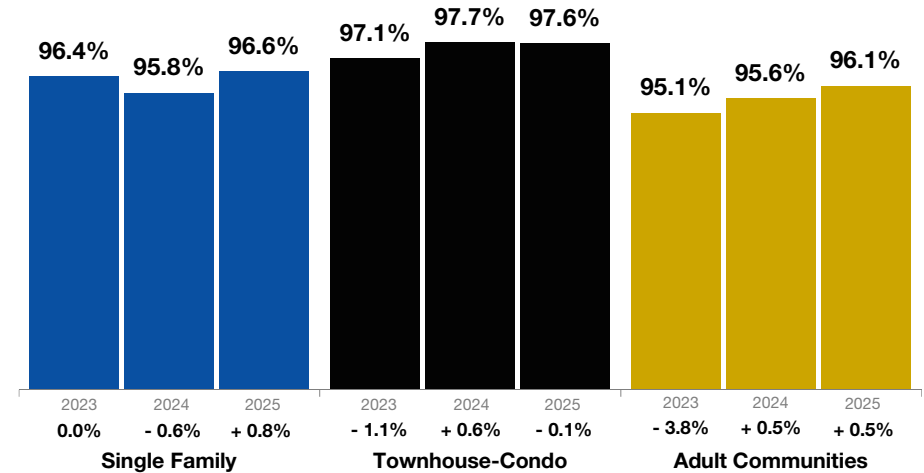
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



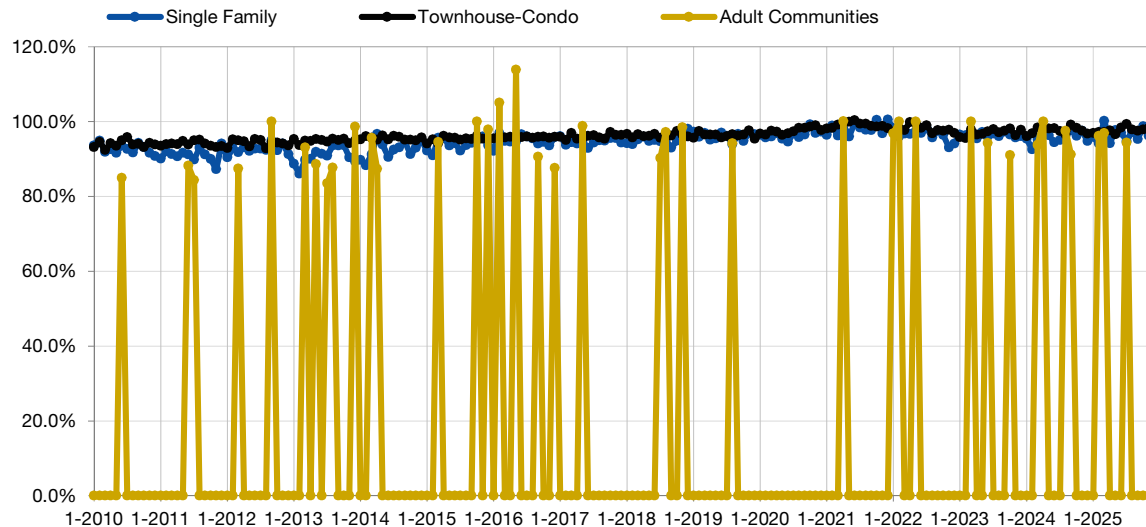
December



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
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%	97.9%	0.0%
September 2025	95.3%	97.5%	0.0%
October 2025	98.7%	97.9%	0.0%
November 2025	96.3%	98.2%	0.0%
December 2025	98.1%	97.8%	0.0%
12-Month Avg.*	96.6%	97.6%	96.1%

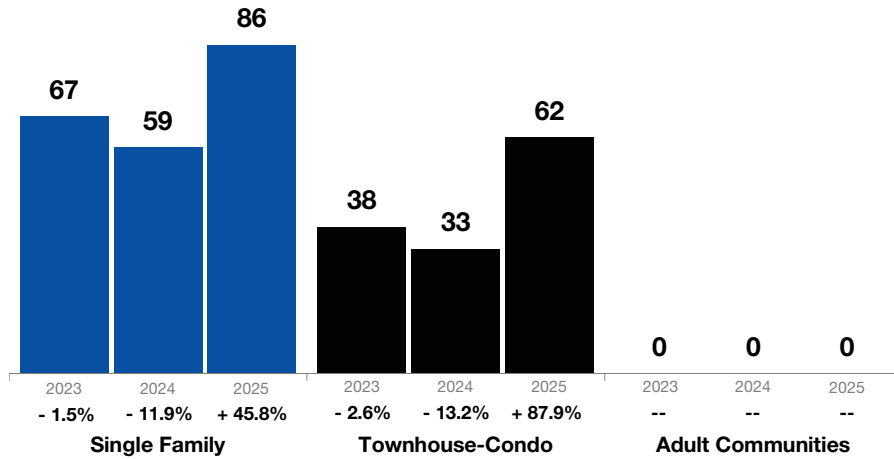
* Pct. of List Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Days on Market Until Sale

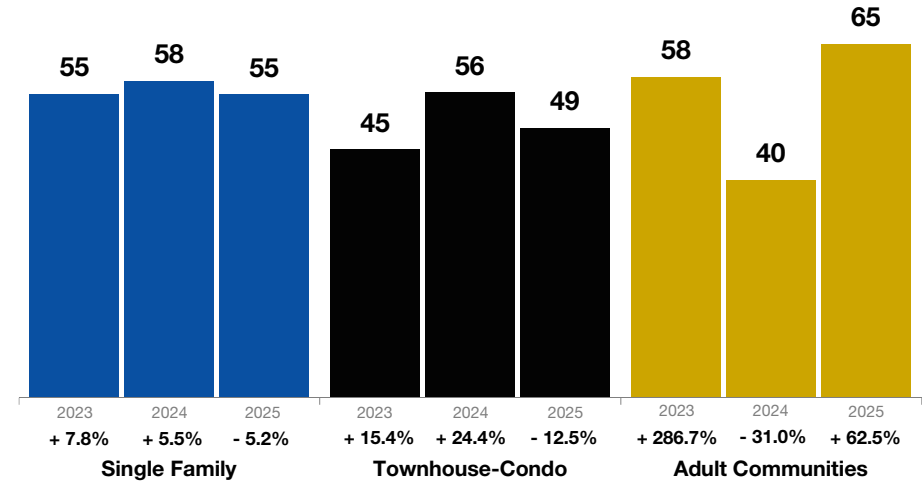
Average number of days between when a property is listed and when an offer is accepted in a given month.



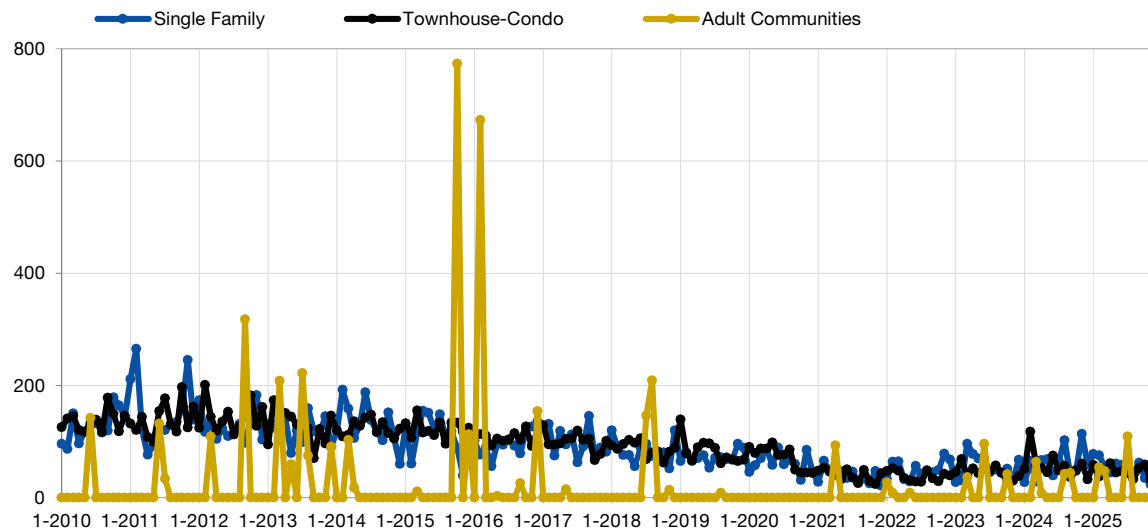
December



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
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	63	53	0
October 2025	35	59	0
November 2025	23	33	0
December 2025	86	62	0
12-Month Avg.*	55	49	65

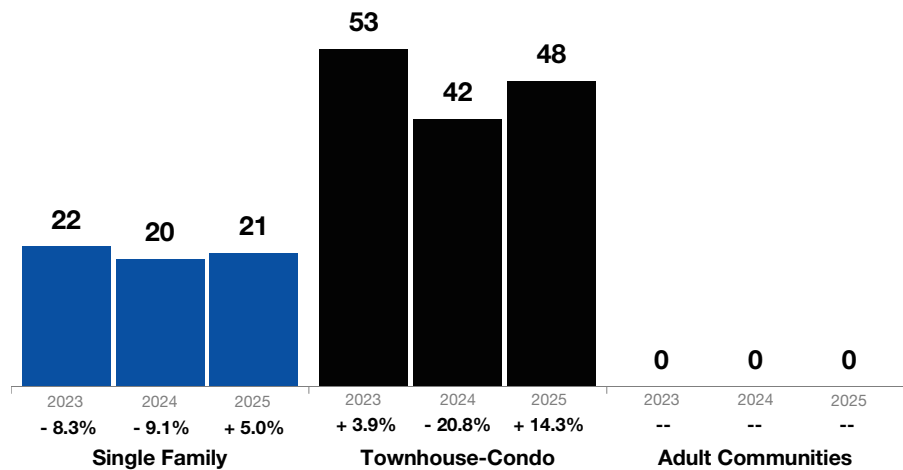
* Days on Market for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Housing Affordability Index

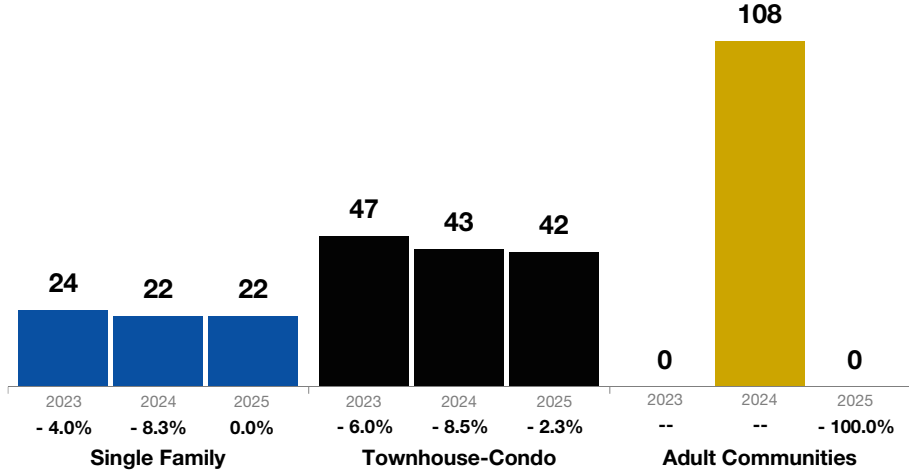


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

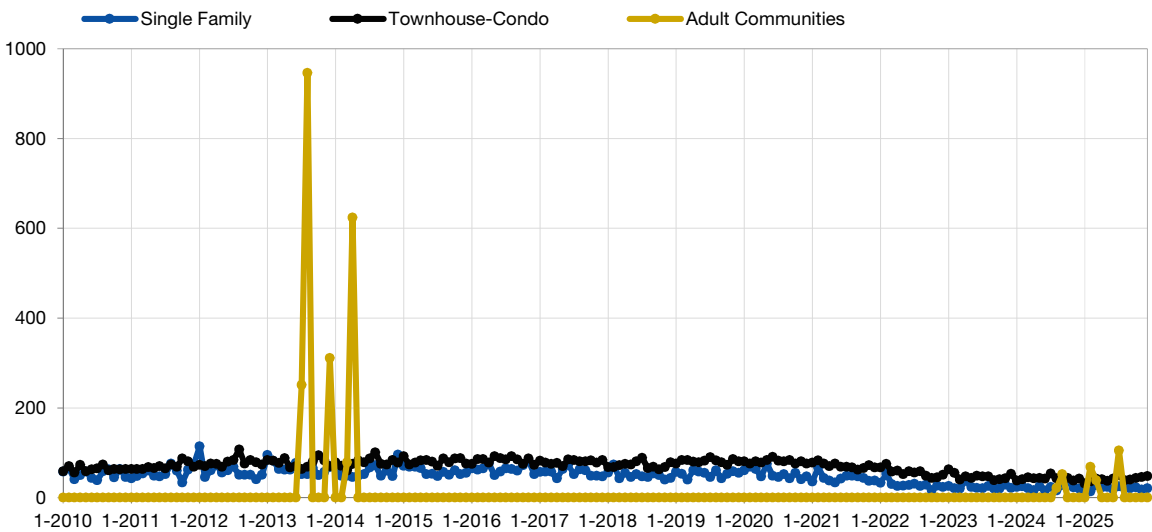
December



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
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	21	40	0
October 2025	23	44	0
November 2025	18	46	0
December 2025	21	48	0
12-Month Avg.*	21	41	18

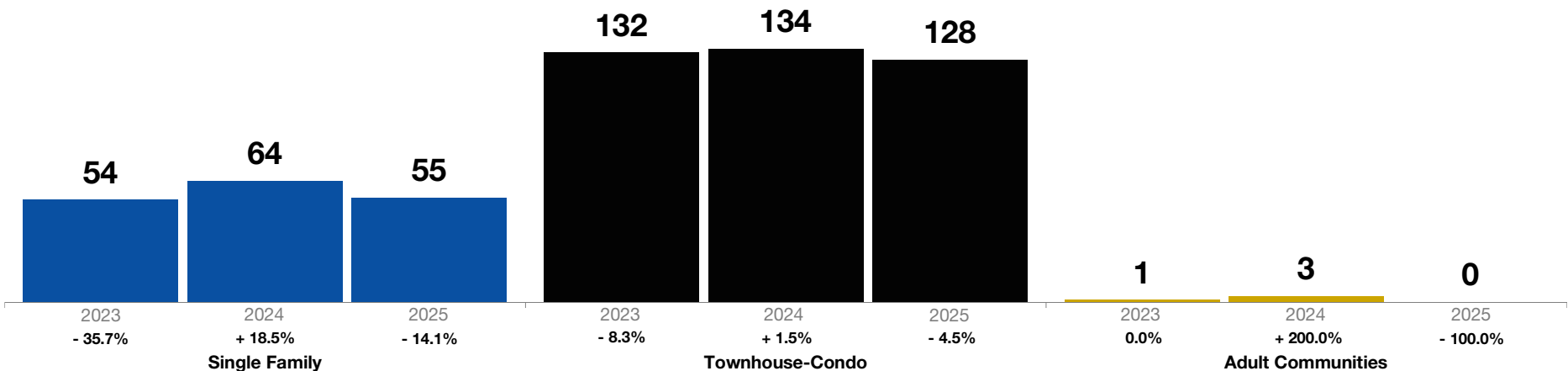
* Affordability Index for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

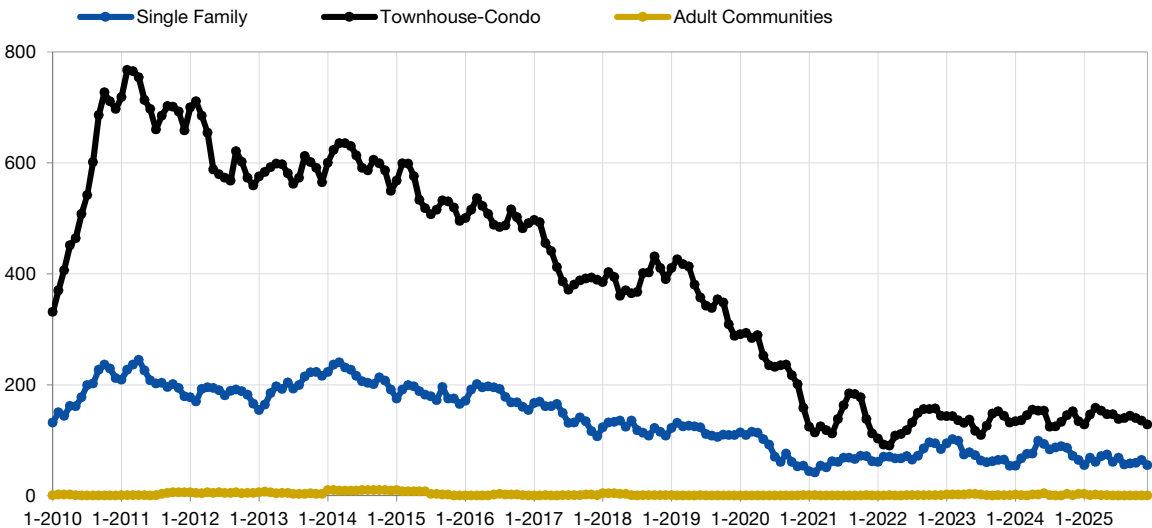
The number of properties available for sale in active status at the end of a given month.



December



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.

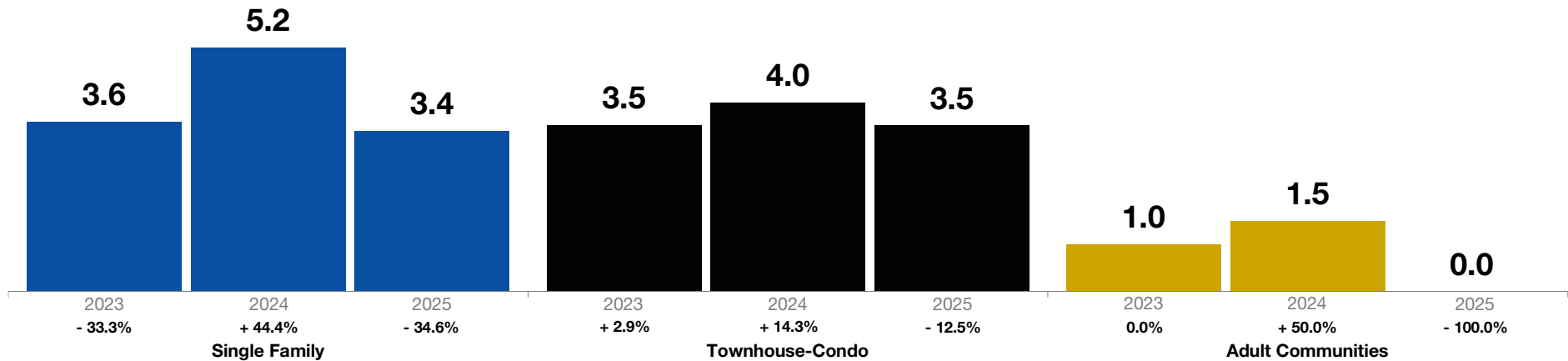
	Single Family	Townhouse-Condo	Adult Communities
January 2025	55	128	3
February 2025	68	146	1
March 2025	61	158	2
April 2025	71	153	1
May 2025	74	147	1
June 2025	61	147	0
July 2025	68	138	0
August 2025	56	140	0
September 2025	58	144	0
October 2025	59	140	0
November 2025	64	135	0
December 2025	55	128	0
12-Month Avg.	63	142	1

Months Supply of Inventory

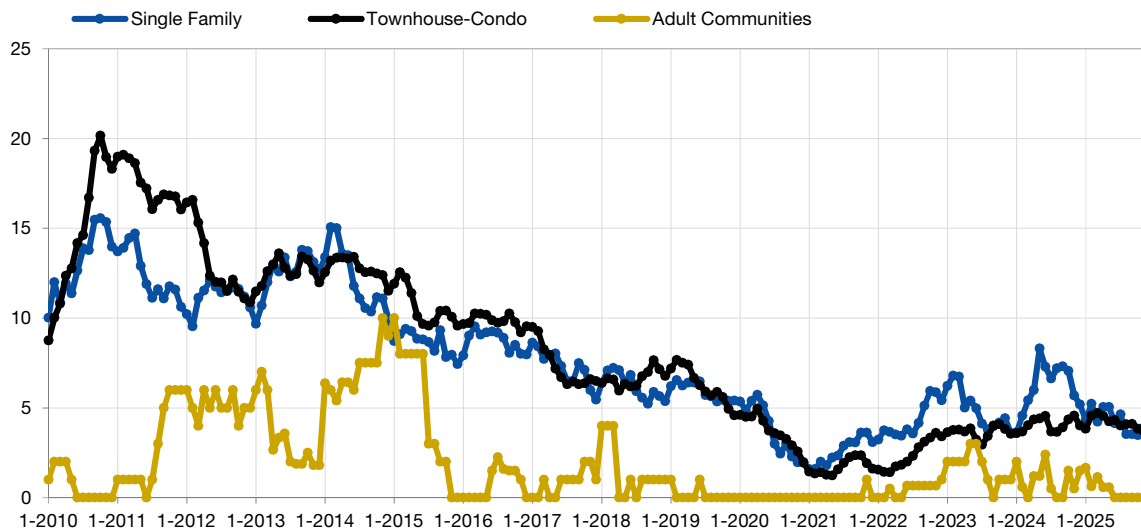
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



December



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
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	3.5	4.1	0.0
September 2025	3.5	4.1	0.0
October 2025	3.5	3.8	0.0
November 2025	3.9	3.7	0.0
December 2025	3.4	3.5	0.0
12-Month Avg.*	4.2	4.1	0.4

* Months Supply for all properties from January 2025 through December 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	12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		45	41	- 8.9%	965	1,026	+ 6.3%
Pending Sales		33	27	- 18.2%	557	633	+ 13.6%
Closed Sales		33	33	0.0%	553	628	+ 13.6%
Median Sales Price		\$1,050,000	\$999,900	- 4.8%	\$956,000	\$1,100,000	+ 15.1%
Average Sales Price		\$1,348,262	\$1,354,459	+ 0.5%	\$1,207,459	\$1,397,050	+ 15.7%
Pct. of List Price Received		95.9%	97.9%	+ 2.1%	97.1%	97.3%	+ 0.2%
Days on Market		44	68	+ 54.5%	56	51	- 8.9%
Housing Affordability Index		36	40	+ 11.1%	39	36	- 7.7%
Inventory of Homes for Sale		201	183	- 9.0%	--	--	--
Months Supply of Inventory		4.3	3.5	- 18.6%	--	--	--