

Monthly Indicators



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

- Single Family Closed Sales increased 6.7 percent to 16.
- Townhouse-Condo Closed Sales decreased 35.1 percent to 24.
- There were no Adult Communities Closed Sales during the current period.
- Single Family Median Sales Price was down 17.6 percent to \$1,700,000.
- Townhouse-Condo Median Sales Price was down 4.9 percent to \$1,112,389.
- There was no Adult Communities Median Sales Price for either the current or year-ago period.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Monthly Snapshot

- 23.1% + 6.3% + 15.7%

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	1-2025		1-2026		Percent Change	YTD 2025		YTD 2026		Percent Change
		1-2025	1-2026	1-2025	1-2026		YTD 2025	YTD 2026	YTD 2025	YTD 2026	
New Listings		21	26	+ 23.8%	21	26	+ 23.8%				
Pending Sales		12	5	- 58.3%	12	5	- 58.3%				
Closed Sales		15	16	+ 6.7%	15	16	+ 6.7%				
Median Sales Price		\$2,062,500	\$1,700,000	- 17.6%	\$2,062,500	\$1,700,000	- 17.6%				
Average Sales Price		\$1,815,900	\$2,138,744	+ 17.8%	\$1,815,900	\$2,138,744	+ 17.8%				
Pct. of List Price Received		95.9%	94.7%	- 1.3%	95.9%	94.7%	- 1.3%				
Days on Market		78	66	- 15.4%	78	66	- 15.4%				
Housing Affordability Index		19	25	+ 31.6%	19	25	+ 31.6%				
Inventory of Homes for Sale		56	62	+ 10.7%	--	--	--				
Months Supply of Inventory		4.4	3.9	- 11.4%	--	--	--				

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.

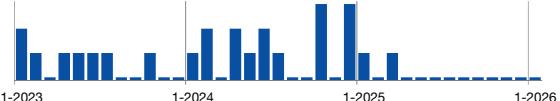
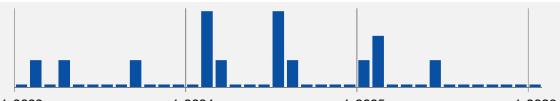
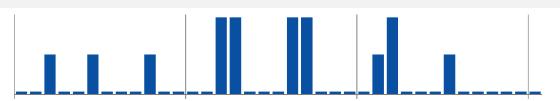
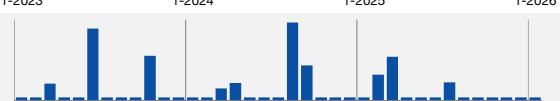


Key Metrics	Historical Sparklines	1-2025		1-2026		Percent Change	YTD 2025		YTD 2026		Percent Change
		1-2025	1-2026	1-2025	1-2026		YTD 2025	YTD 2026	YTD 2025	YTD 2026	
New Listings		50	59	+ 18.0%	50	59	+ 18.0%				
Pending Sales		28	29	+ 3.6%	28	29	+ 3.6%				
Closed Sales		37	24	- 35.1%	37	24	- 35.1%				
Median Sales Price		\$1,170,000	\$1,112,389	- 4.9%	\$1,170,000	\$1,112,389	- 4.9%				
Average Sales Price		\$1,212,449	\$1,177,299	- 2.9%	\$1,212,449	\$1,177,299	- 2.9%				
Pct. of List Price Received		96.9%	97.9%	+ 1.0%	96.9%	97.9%	+ 1.0%				
Days on Market		58	39	- 32.8%	58	39	- 32.8%				
Housing Affordability Index		33	38	+ 15.2%	33	38	+ 15.2%				
Inventory of Homes for Sale		129	139	+ 7.8%	--	--	--				
Months Supply of Inventory		3.9	3.8	- 2.6%	--	--	--				

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.



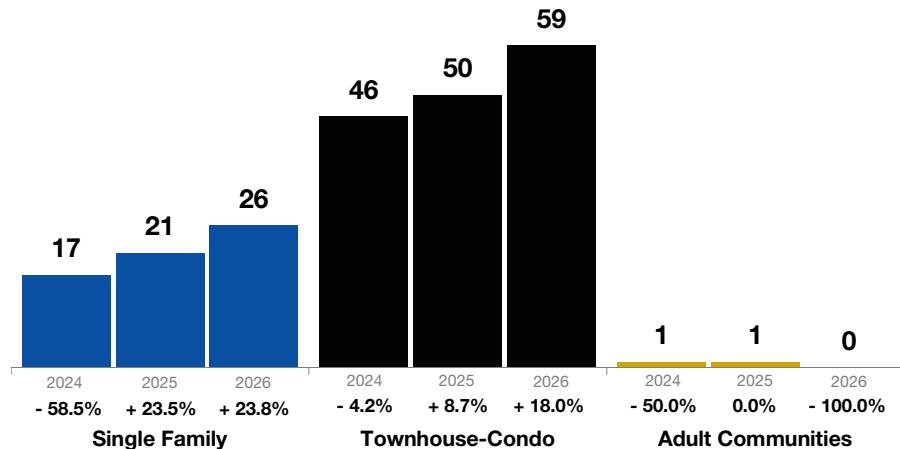
Key Metrics	Historical Sparklines	1-2025		1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
		1-2025	1-2026	1-2026				
New Listings		1	0	- 100.0%	1	0	- 100.0%	
Pending Sales		1	0	- 100.0%	1	0	- 100.0%	
Closed Sales		0	0	--	0	0	--	
Median Sales Price		\$0	\$0	--	\$0	\$0	--	
Avg. Sales Price		\$0	\$0	--	\$0	\$0	--	
Pct. of List Price Received		0.0%	0.0%	--	0.0%	0.0%	--	
Days on Market		0	0	--	0	0	--	
Affordability Index		0	0	--	0	0	--	
Homes for Sale		3	0	- 100.0%	--	--	--	--
Months Supply		1.7	0.0	- 100.0%	--	--	--	--

New Listings

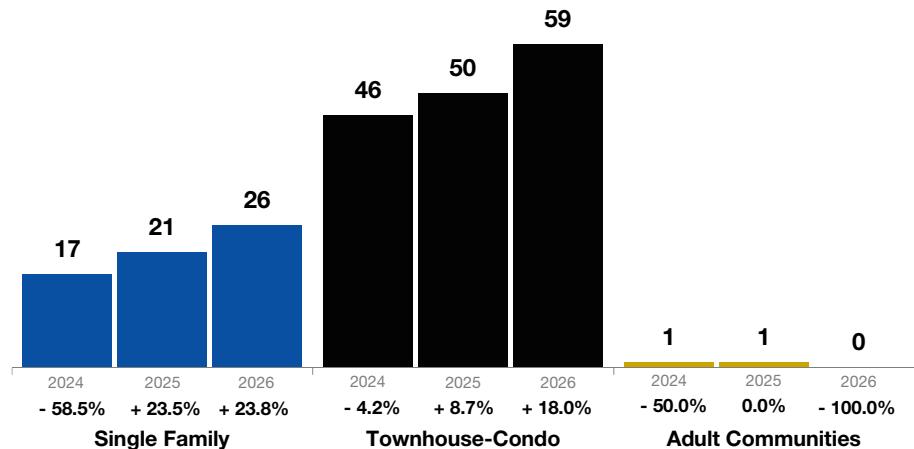
A count of the properties that have been newly listed on the market in a given month.



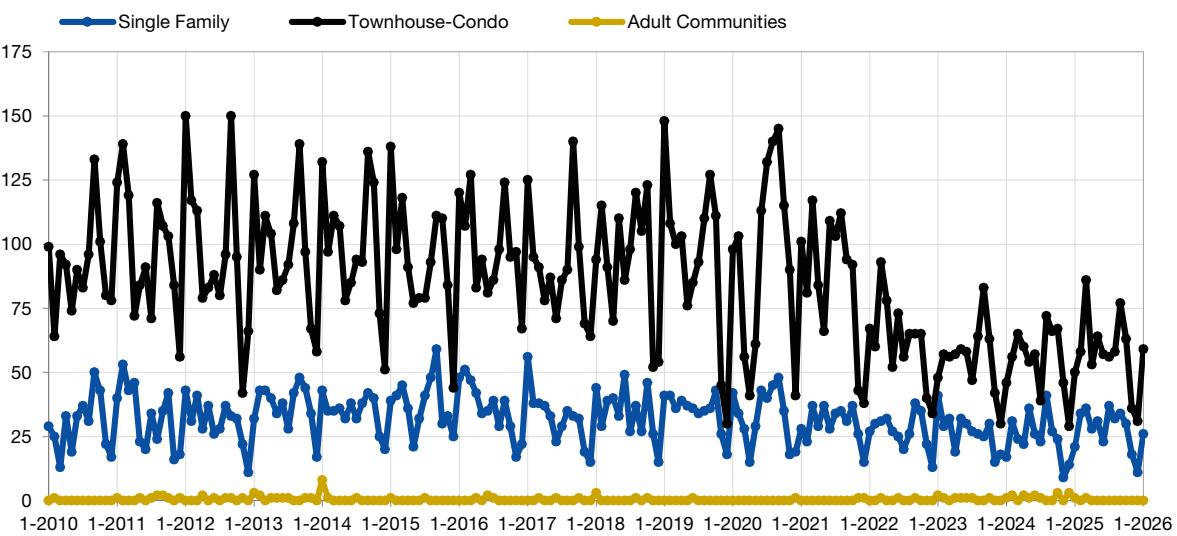
January



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.

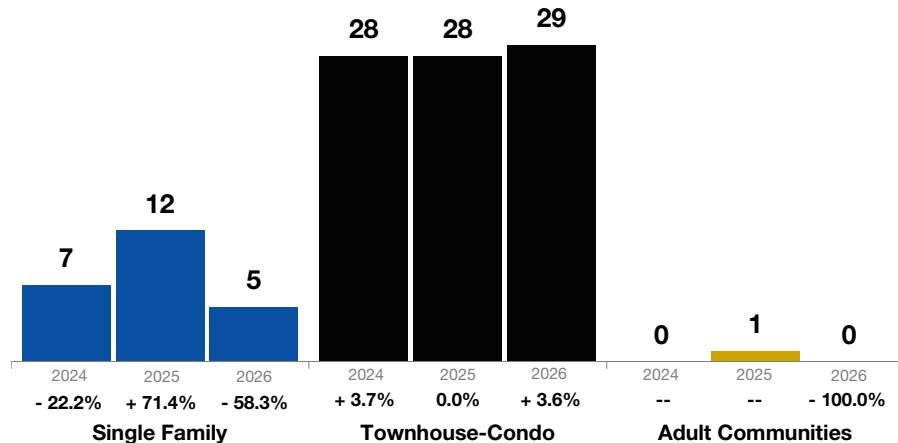
	Single Family	Townhouse-Condo	Adult Communities
February 2025	34	58	0
March 2025	36	86	1
April 2025	28	53	0
May 2025	31	64	0
June 2025	23	57	0
July 2025	37	56	0
August 2025	32	58	0
September 2025	34	77	0
October 2025	30	63	0
November 2025	18	36	0
December 2025	11	31	0
January 2026	26	59	0
12-Month Avg.	28	58	0

Pending Sales

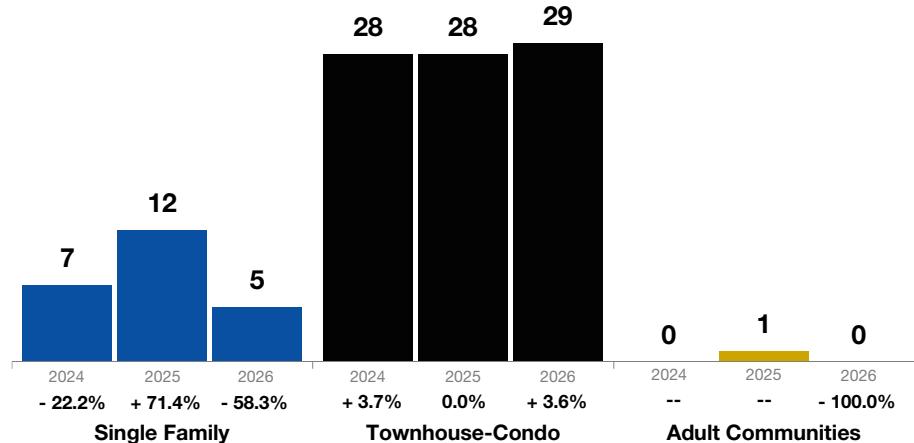
A count of the properties on which offers have been accepted in a given month.



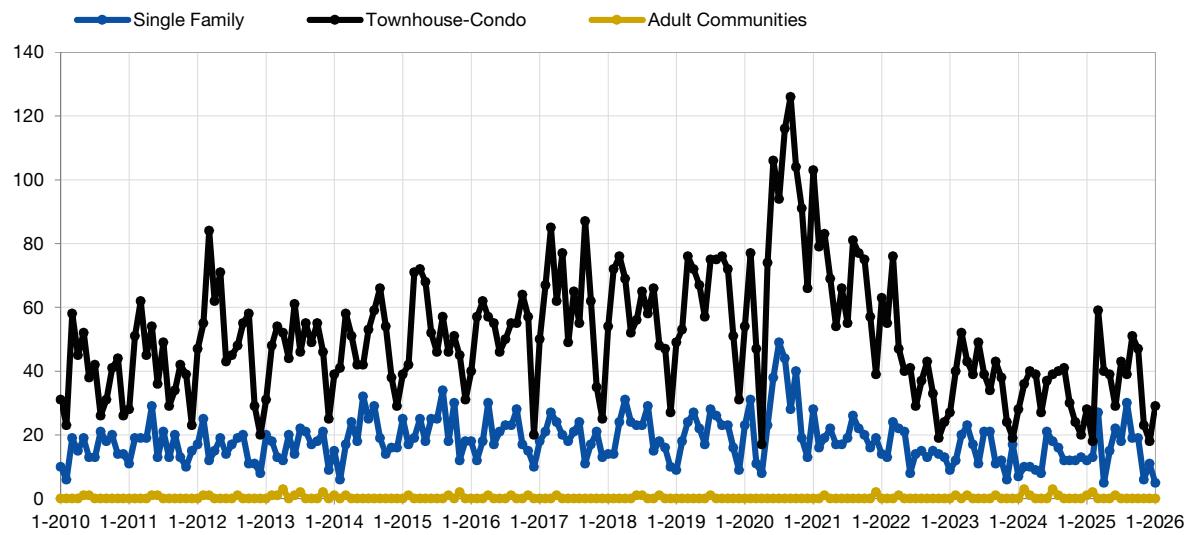
January



Year to Date



Historical Pending Sales by Month



	Single Family	Townhouse-Condo	Adult Communities
February 2025	13	18	2
March 2025	27	59	0
April 2025	5	40	0
May 2025	15	39	0
June 2025	22	29	1
July 2025	18	43	0
August 2025	30	39	0
September 2025	19	51	0
October 2025	19	47	0
November 2025	6	23	0
December 2025	11	18	0
January 2026	5	29	0
12-Month Avg.	16	36	0

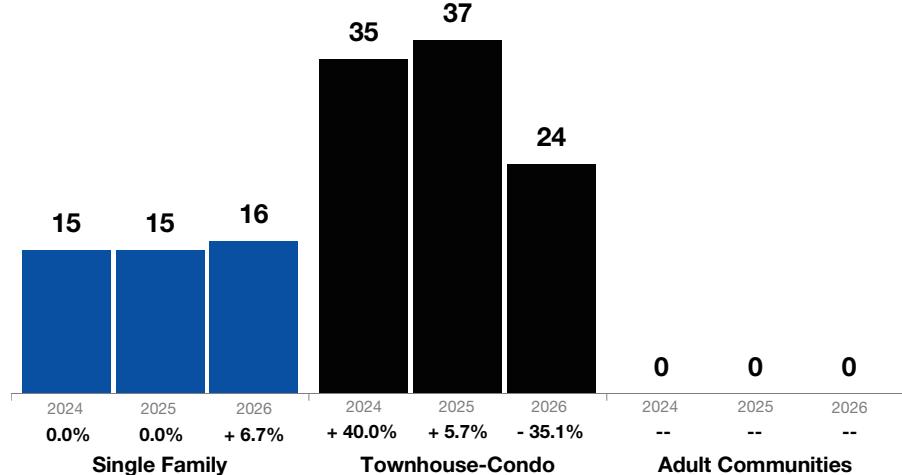
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Closed Sales

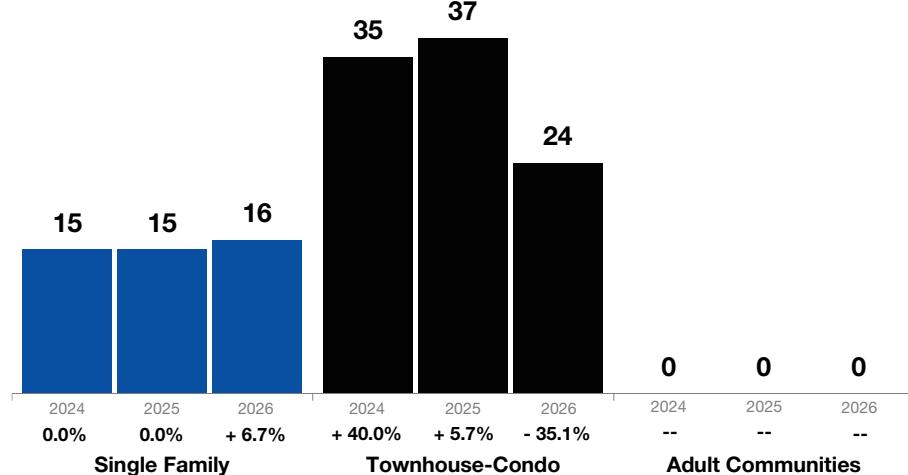
A count of the actual sales that closed in a given month.



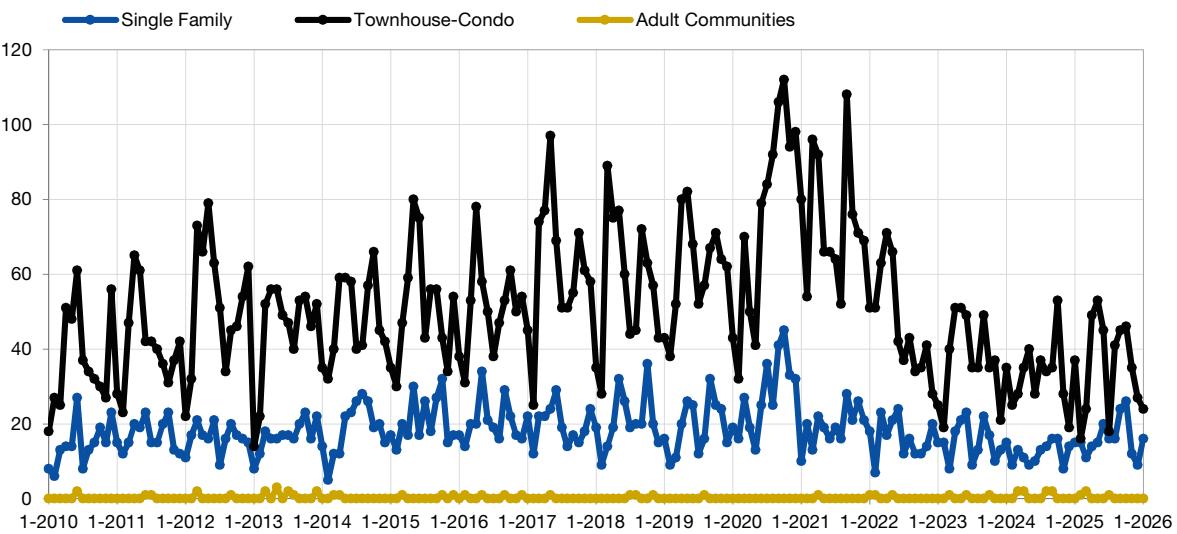
January



Year to Date



Historical Closed Sales by Month



	Single Family	Townhouse-Condo	Adult Communities
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	26	46	0
November 2025	12	35	0
December 2025	9	27	0
January 2026	16	24	0
12-Month Avg.	16	35	0

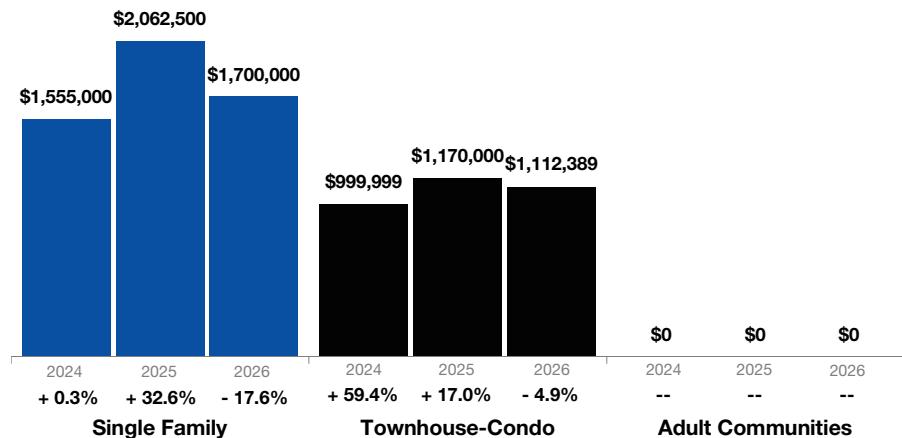
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Median Sales Price

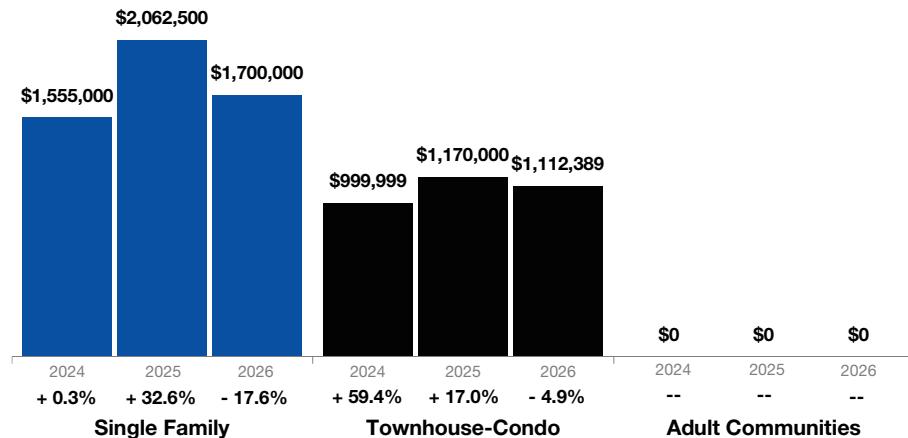


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

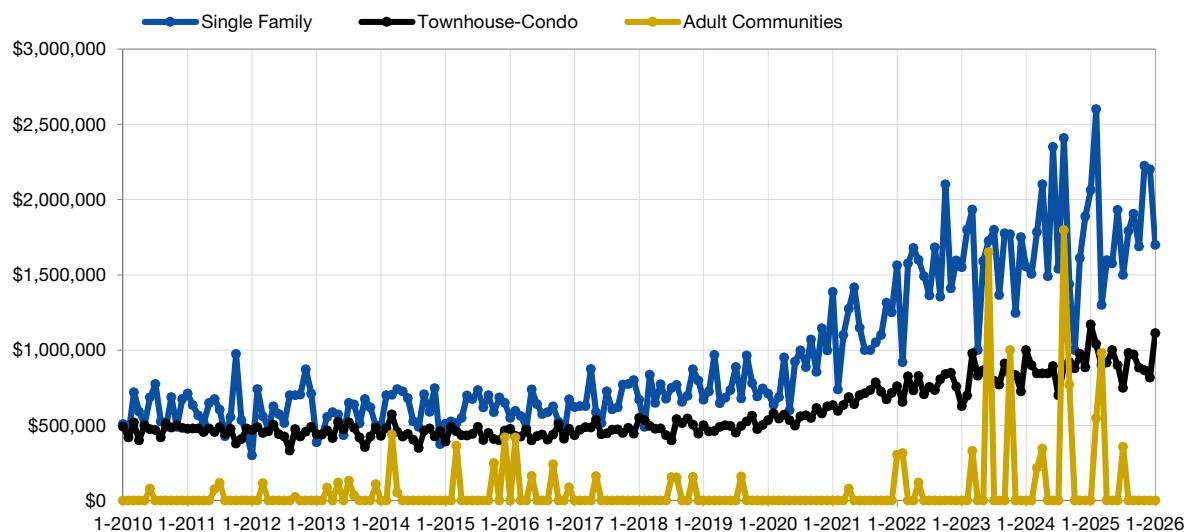
January



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
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	\$1,688,500	\$882,950	\$0
November 2025	\$2,224,500	\$865,000	\$0
December 2025	\$2,200,000	\$817,450	\$0
January 2026	\$1,700,000	\$1,112,389	\$0
12-Month Med.*	\$1,757,500	\$935,000	\$591,500

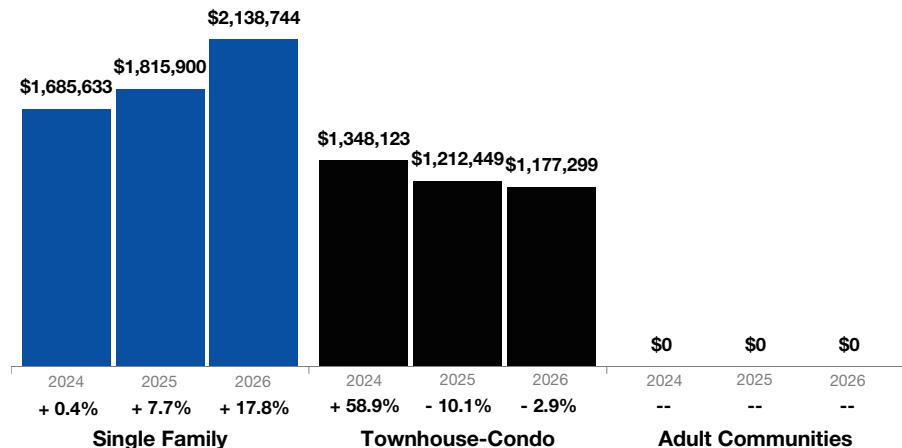
* Median Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Average Sales Price

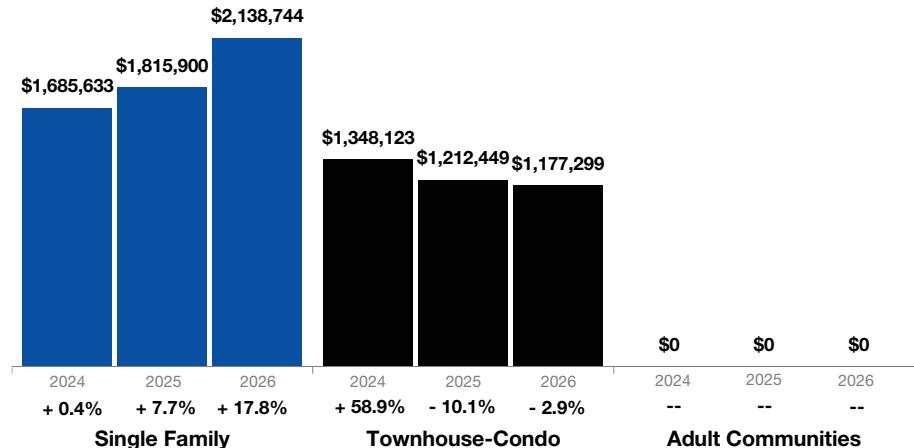
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



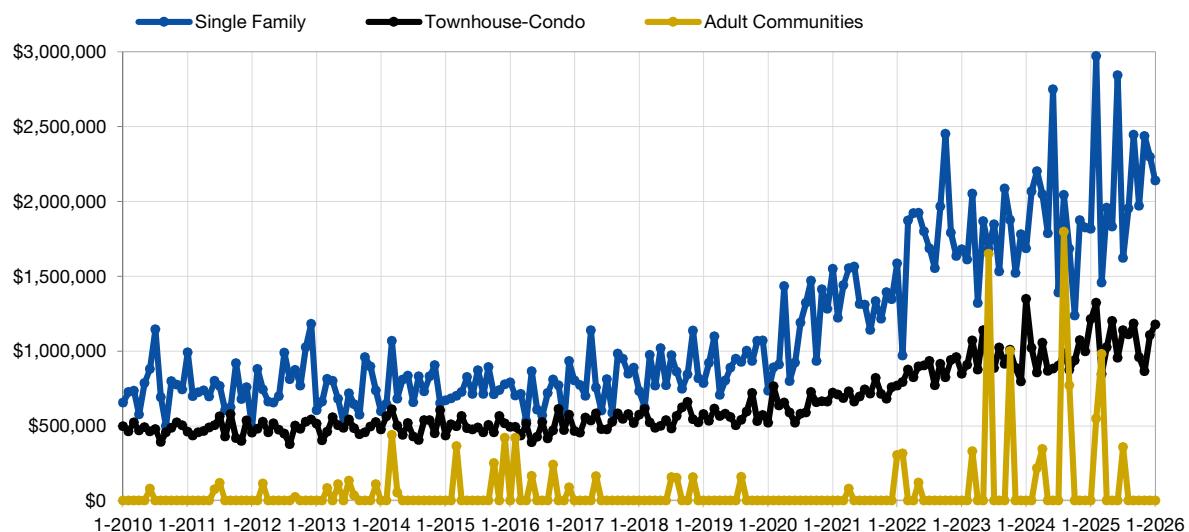
January



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
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	\$1,969,481	\$958,213	\$0
November 2025	\$2,436,688	\$865,614	\$0
December 2025	\$2,296,556	\$1,106,598	\$0
January 2026	\$2,138,744	\$1,177,299	\$0
12-Month Avg.*	\$2,182,637	\$1,063,710	\$716,500

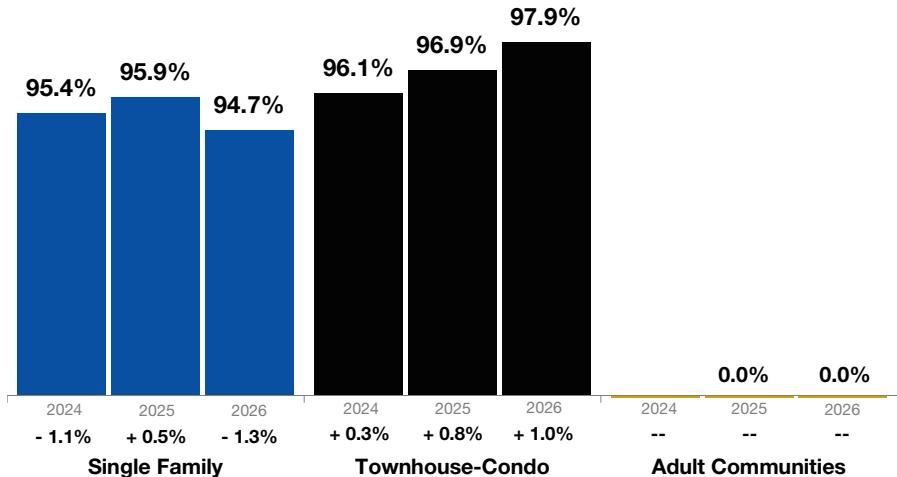
* Avg. Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Percent of List Price Received

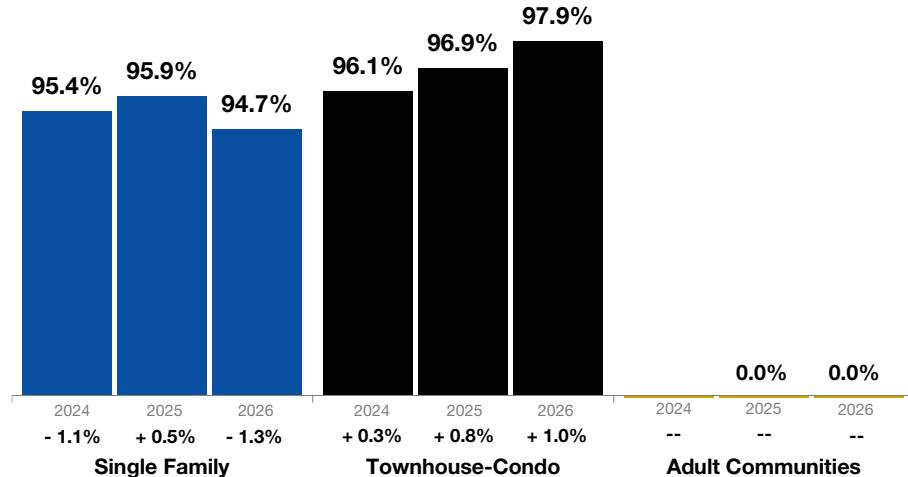
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



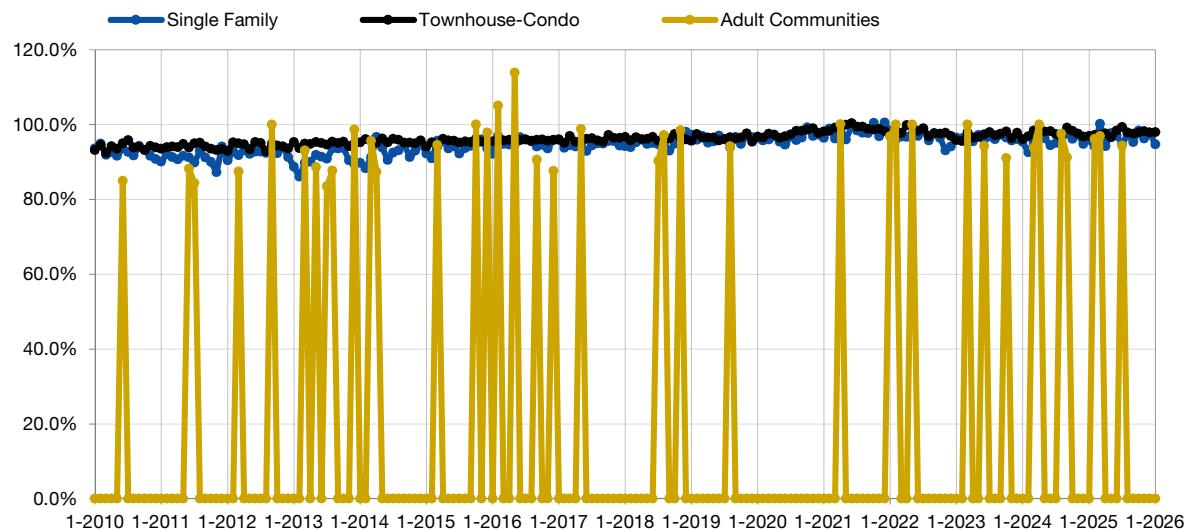
January



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
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	98.4%	97.8%	0.0%
November 2025	96.3%	98.2%	0.0%
December 2025	97.7%	97.8%	0.0%
January 2026	94.7%	97.9%	0.0%
12-Month Avg.*	96.4%	97.7%	96.1%

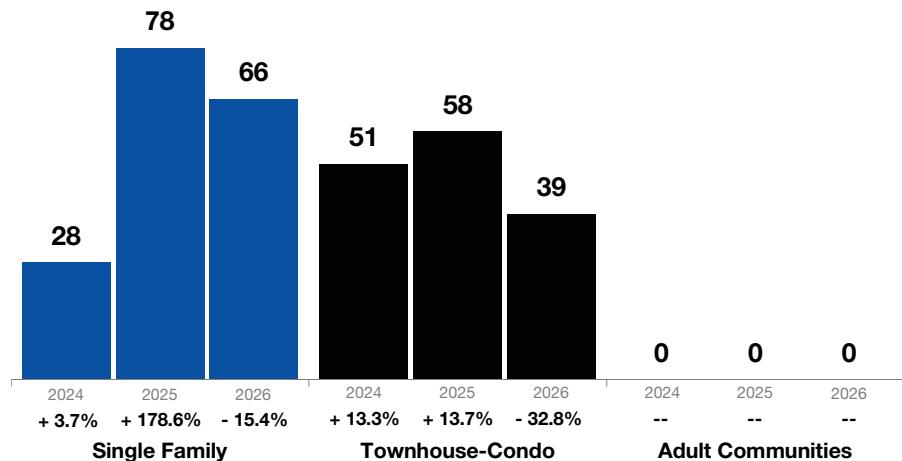
* Pct. of List Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Days on Market Until Sale

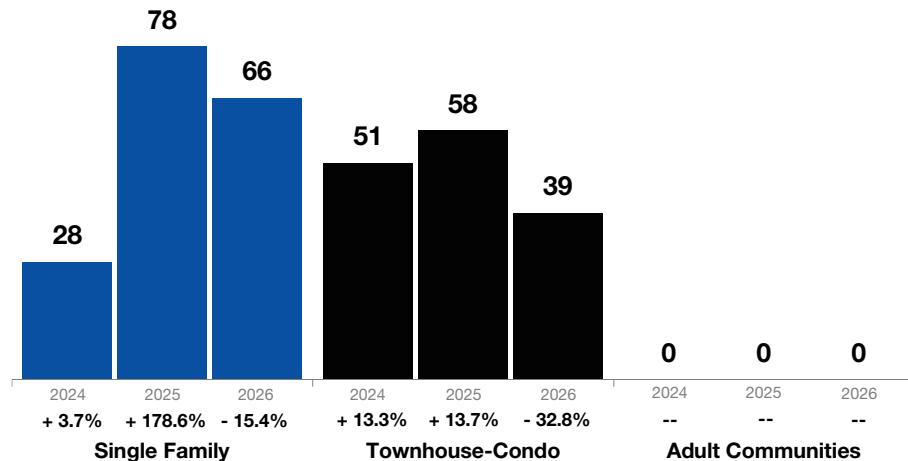
Average number of days between when a property is listed and when an offer is accepted in a given month.



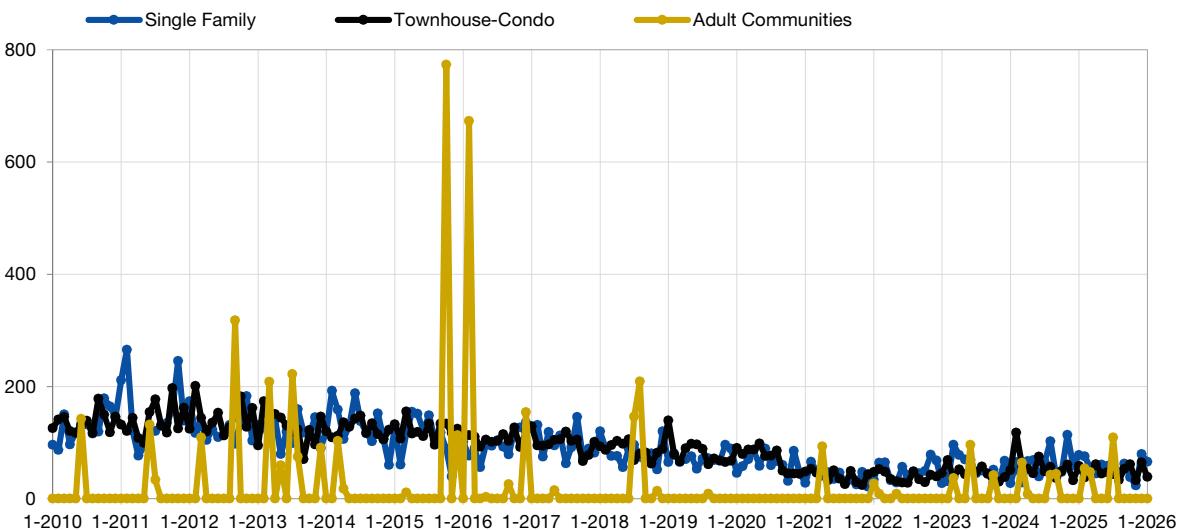
January



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
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	39	61	0
November 2025	23	33	0
December 2025	79	65	0
January 2026	66	39	0
12-Month Avg.*	55	48	65

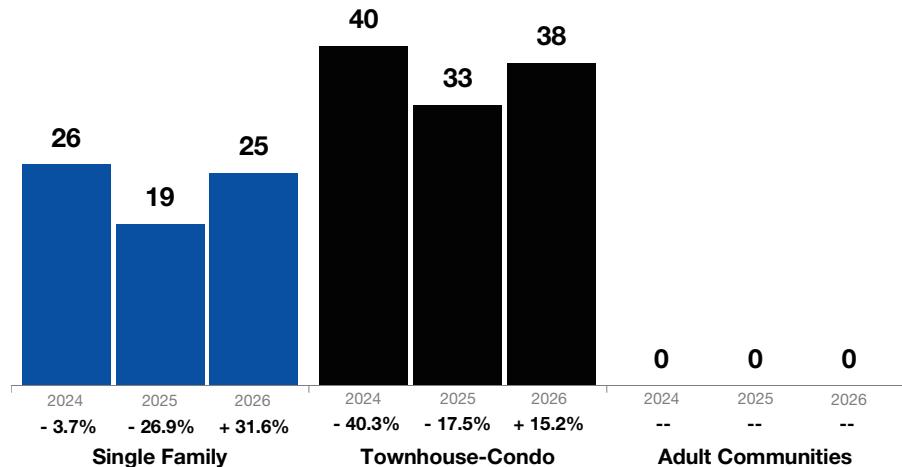
* Days on Market for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Housing Affordability Index

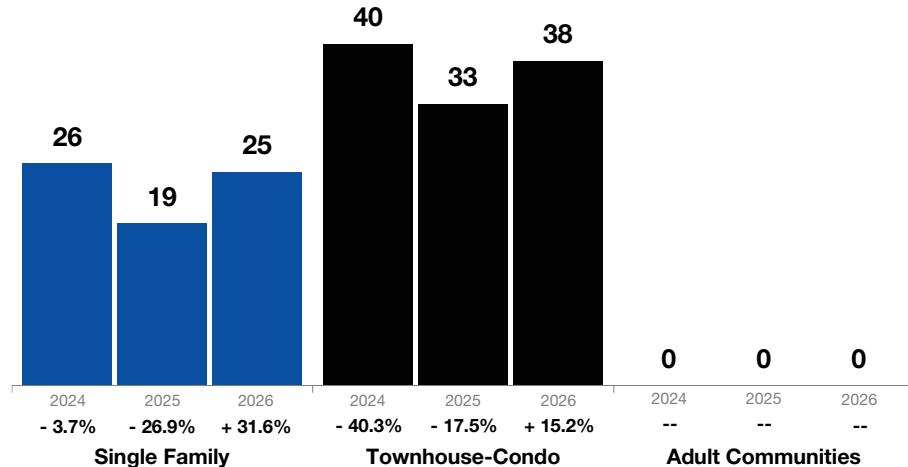


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

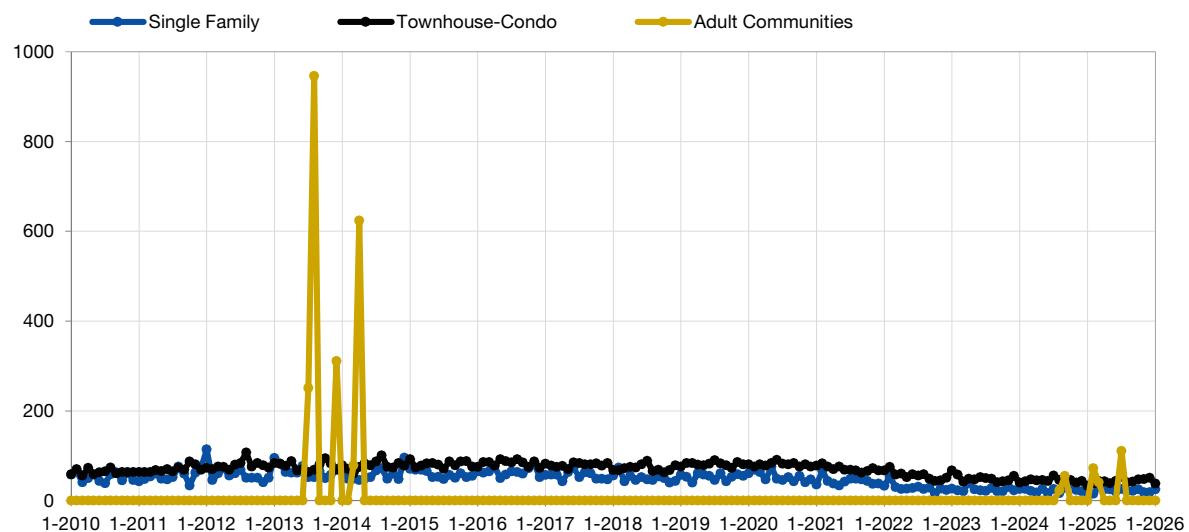
January



Year to Date



Historical Housing Affordability Index by Month



	Single Family	Townhouse-Condo	Adult Communities
February 2025	15	38	72
March 2025	31	44	41
April 2025	25	43	0
May 2025	25	39	0
June 2025	20	44	0
July 2025	26	53	111
August 2025	22	41	0
September 2025	22	42	0
October 2025	25	47	0
November 2025	19	48	0
December 2025	19	51	0
January 2026	25	38	0
12-Month Avg.*	23	44	19

* Affordability Index for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Data as of February 9, 2026. All data from South Jersey Shore Regional MLS. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Provided by New Jersey REALTORS®. Report © 2026 ShowingTime Plus, LLC. | 12

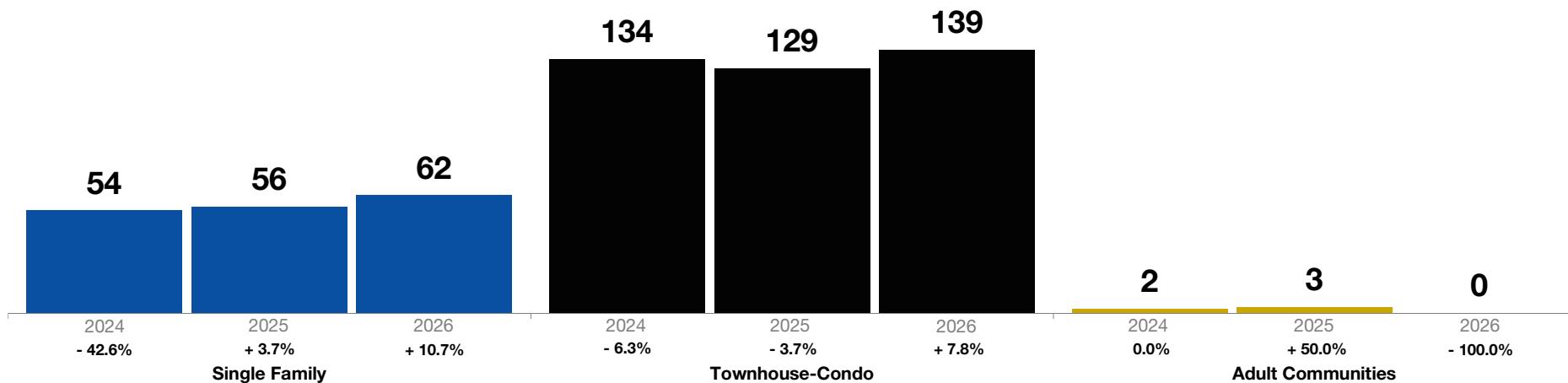
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Inventory of Homes for Sale

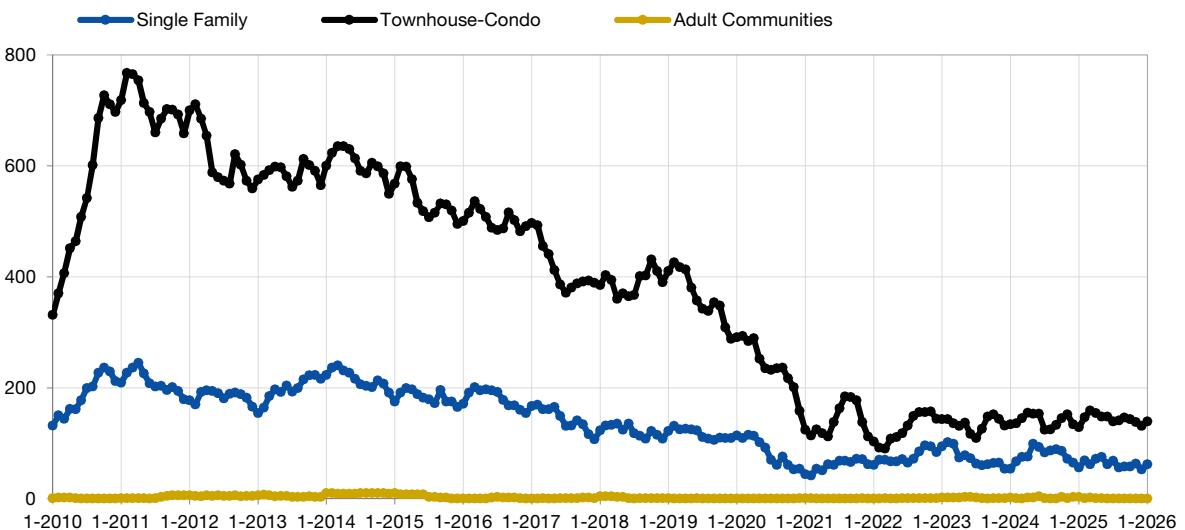
The number of properties available for sale in active status at the end of a given month.



January



Historical Inventory of Homes for Sale by Month



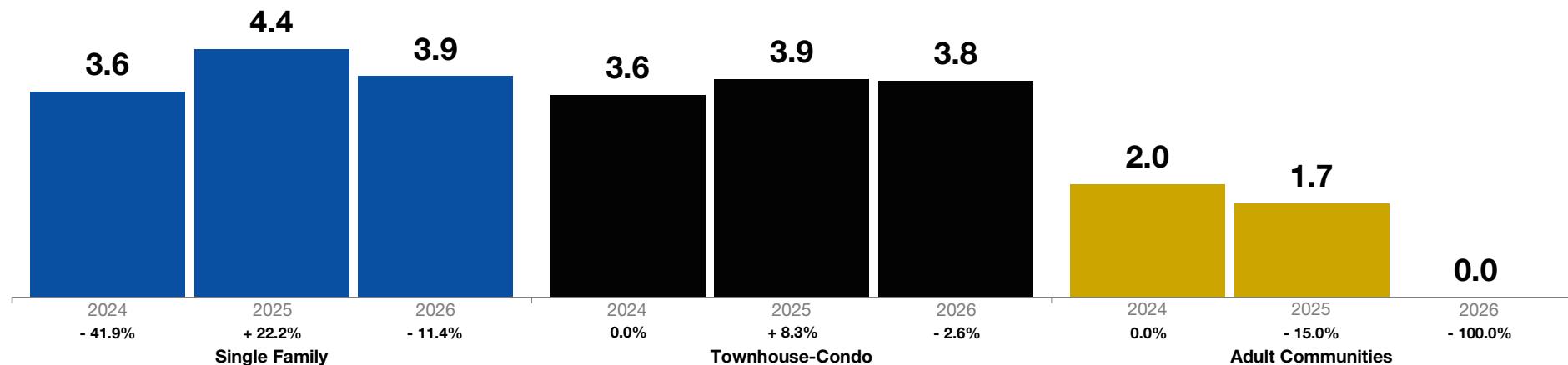
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

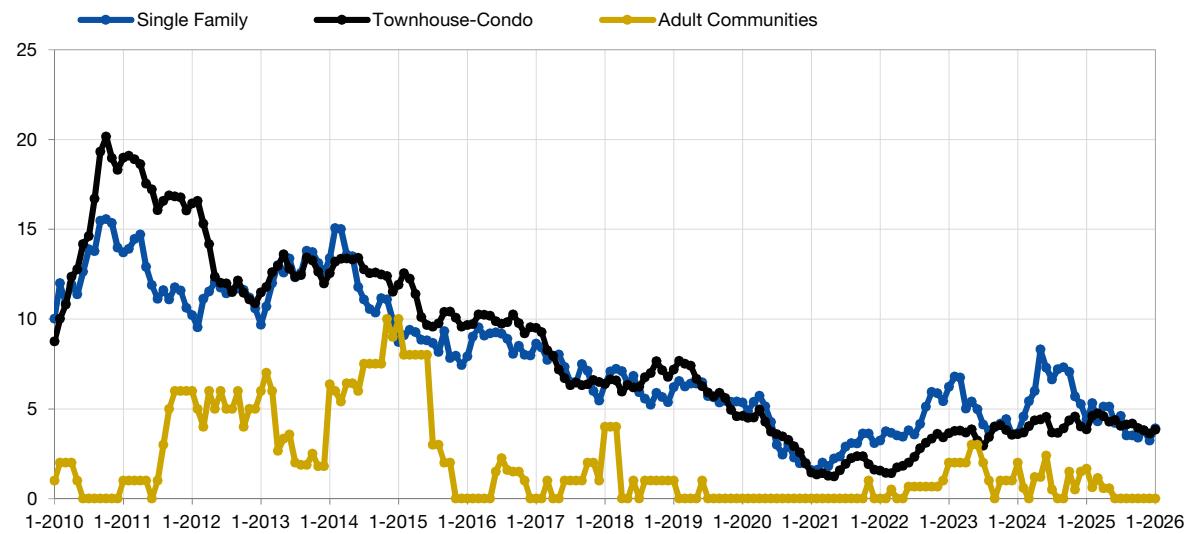
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



January



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
February 2025	5.3	4.6	0.6
March 2025	4.3	4.7	1.1
April 2025	5.1	4.6	0.6
May 2025	5.1	4.3	0.6
June 2025	4.2	4.4	0.0
July 2025	4.6	4.1	0.0
August 2025	3.5	4.1	0.0
September 2025	3.5	4.2	0.0
October 2025	3.4	3.9	0.0
November 2025	3.8	3.8	0.0
December 2025	3.2	3.6	0.0
January 2026	3.9	3.8	0.0
12-Month Avg.*	4.2	4.2	0.2

* Months Supply for all properties from February 2025 through January 2026. 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	1-2025		1-2026		Percent Change	YTD 2025		YTD 2026		Percent Change
		1-2025	1-2026	1-2025	1-2026		YTD 2025	YTD 2026	YTD 2025	YTD 2026	
New Listings		73	85	+ 16.4%	73	85	+ 16.4%				
Pending Sales		41	34	- 17.1%	41	34	- 17.1%				
Closed Sales		52	40	- 23.1%	52	40	- 23.1%				
Median Sales Price		\$1,287,500	\$1,490,000	+ 15.7%	\$1,287,500	\$1,490,000	+ 15.7%				
Average Sales Price		\$1,386,521	\$1,561,877	+ 12.6%	\$1,386,521	\$1,561,877	+ 12.6%				
Pct. of List Price Received		96.6%	96.6%	0.0%	96.6%	96.6%	0.0%				
Days on Market		64	50	- 21.9%	64	50	- 21.9%				
Housing Affordability Index		30	28	- 6.7%	30	28	- 6.7%				
Inventory of Homes for Sale		189	201	+ 6.3%	--	--	--				
Months Supply of Inventory		4.0	3.8	- 5.0%	--	--	--				