

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

- Single Family Closed Sales decreased 73.3 percent to 4.
- Townhouse-Condo Closed Sales increased 50.0 percent to 24.
- There were no Adult Communities Closed Sales during the current period.

- Single Family Median Sales Price was down 39.8 percent to \$1,565,000.
- Townhouse-Condo Median Sales Price was down 4.8 percent to \$989,950.
- There was no Adult Communities Median Sales Price for the current period.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Monthly Snapshot

- 12.5% **+ 1.8%** **- 32.4%**

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.

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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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		34	35	+ 2.9%	55	61	+ 10.9%
Pending Sales		13	6	- 53.8%	25	12	- 52.0%
Closed Sales		15	4	- 73.3%	30	20	- 33.3%
Median Sales Price		\$2,600,000	\$1,565,000	- 39.8%	\$2,200,000	\$1,672,450	- 24.0%
Average Sales Price		\$2,969,367	\$1,522,313	- 48.7%	\$2,392,633	\$2,015,457	- 15.8%
Pct. of List Price Received		94.2%	92.3%	- 2.0%	95.1%	94.2%	- 0.9%
Days on Market		76	87	+ 14.5%	77	70	- 9.1%
Housing Affordability Index		15	27	+ 80.0%	18	25	+ 38.9%
Inventory of Homes for Sale		69	79	+ 14.5%	--	--	--
Months Supply of Inventory		5.3	5.2	- 1.9%	--	--	--

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		58	54	- 6.9%	108	109	+ 0.9%
Pending Sales		18	31	+ 72.2%	46	64	+ 39.1%
Closed Sales		16	24	+ 50.0%	53	48	- 9.4%
Median Sales Price		\$1,039,950	\$989,950	- 4.8%	\$1,140,000	\$1,049,888	- 7.9%
Average Sales Price		\$1,321,869	\$1,066,946	- 19.3%	\$1,245,481	\$1,122,122	- 9.9%
Pct. of List Price Received		97.1%	98.8%	+ 1.8%	97.0%	98.4%	+ 1.4%
Days on Market		38	46	+ 21.1%	52	43	- 17.3%
Housing Affordability Index		38	43	+ 13.2%	35	40	+ 14.3%
Inventory of Homes for Sale		147	142	- 3.4%	--	--	--
Months Supply of Inventory		4.6	3.8	- 17.4%	--	--	--

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.

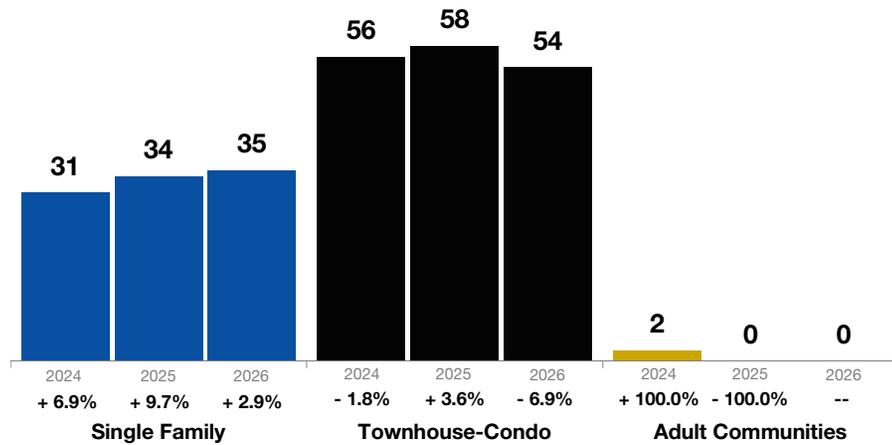
Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		0	0	--	1	0	- 100.0%
Pending Sales		2	0	- 100.0%	3	0	- 100.0%
Closed Sales		1	0	- 100.0%	1	0	- 100.0%
Median Sales Price		\$548,000	\$0	- 100.0%	\$548,000	\$0	- 100.0%
Avg. Sales Price		\$548,000	\$0	- 100.0%	\$548,000	\$0	- 100.0%
Pct. of List Price Received		96.2%	0.0%	- 100.0%	96.2%	0.0%	- 100.0%
Days on Market		54	0	- 100.0%	54	0	- 100.0%
Affordability Index		72	0	- 100.0%	72	0	- 100.0%
Homes for Sale		1	0	- 100.0%	--	--	--
Months Supply		0.6	0.0	- 100.0%	--	--	--

New Listings

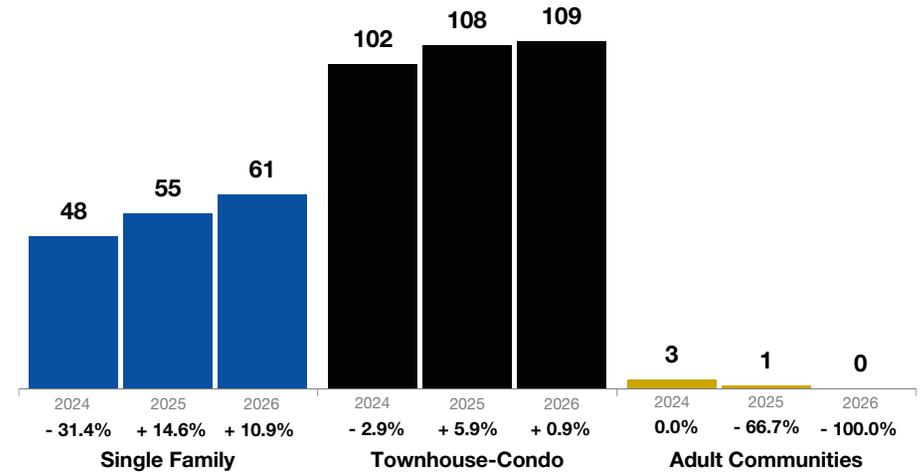
A count of the properties that have been newly listed on the market in a given month.



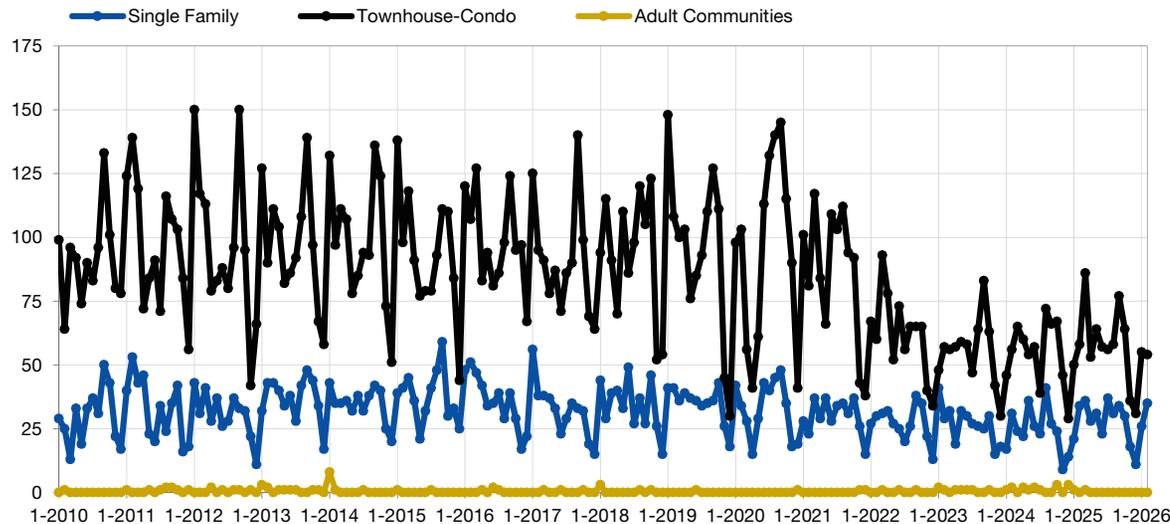
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Year to Date



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.

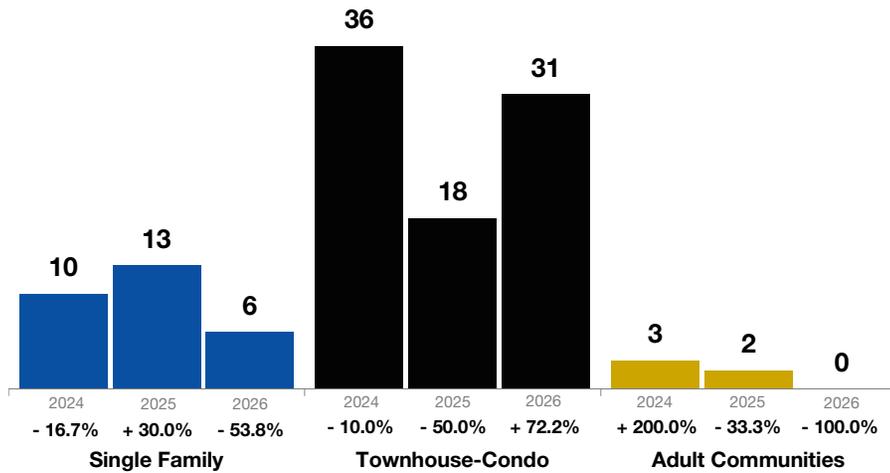
	Single Family	Townhouse-Condo	Adult Communities
March 2025	36	86	1
April 2025	28	53	0
May 2025	31	64	0
June 2025	23	57	0
July 2025	37	56	0
August 2025	31	58	0
September 2025	34	77	0
October 2025	30	64	0
November 2025	18	36	0
December 2025	11	31	0
January 2026	26	55	0
February 2026	35	54	0
12-Month Avg.	28	58	0

Pending Sales

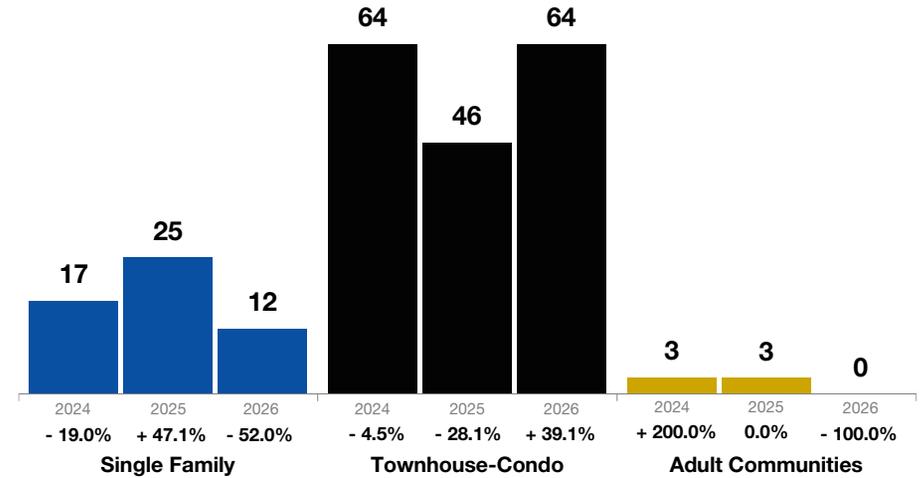
A count of the properties on which offers have been accepted in a given month.



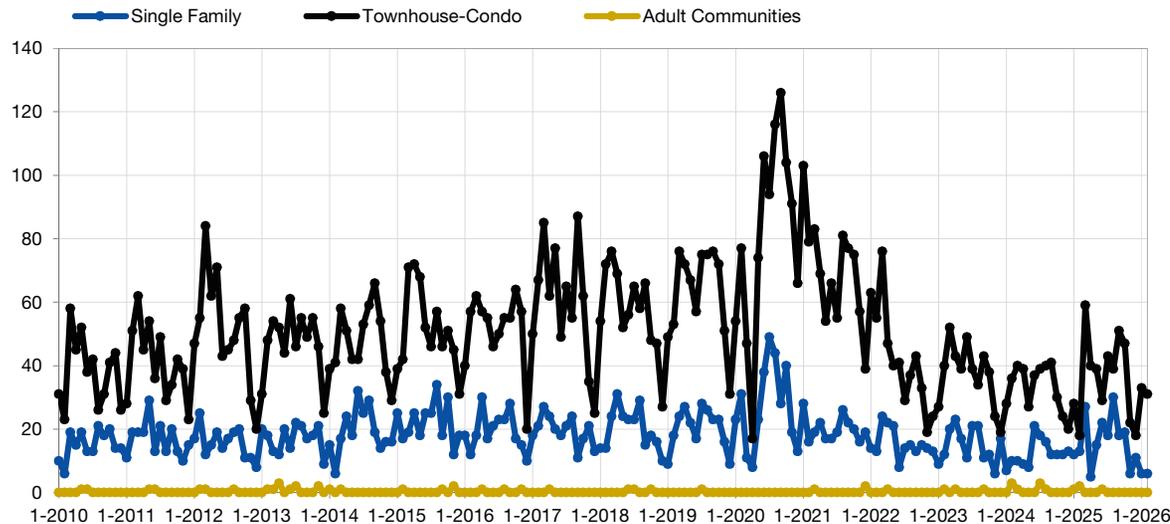
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Historical Pending Sales by Month



	Single Family	Townhouse-Condo	Adult Communities
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	18	51	0
October 2025	19	47	0
November 2025	6	22	0
December 2025	11	18	0
January 2026	6	33	0
February 2026	6	31	0
12-Month Avg.	15	38	0

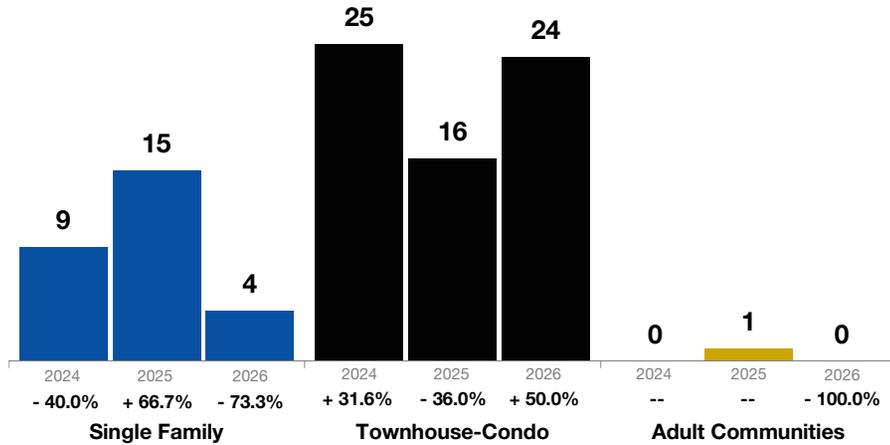
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Closed Sales

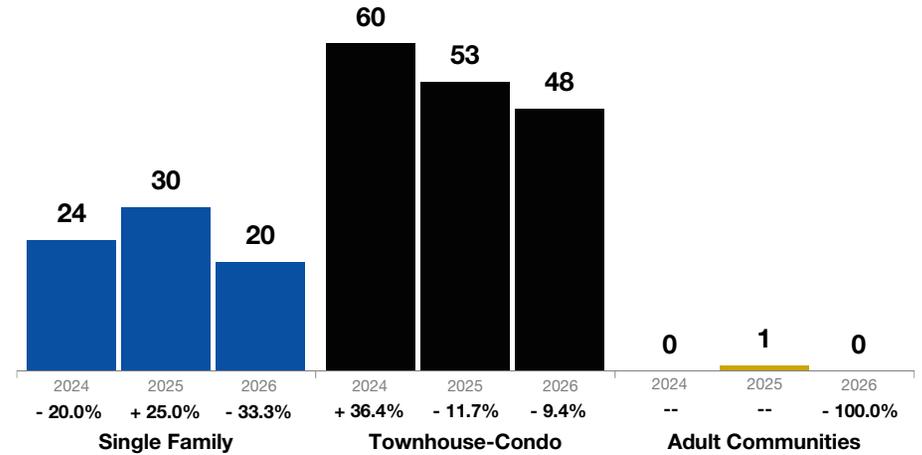
A count of the actual sales that closed in a given month.



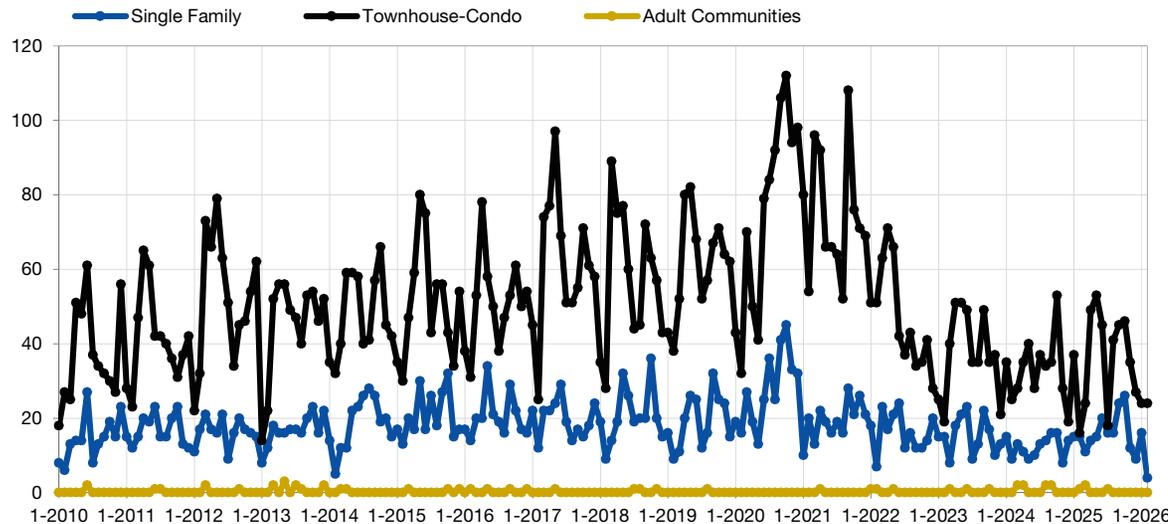
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Historical Closed Sales by Month



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

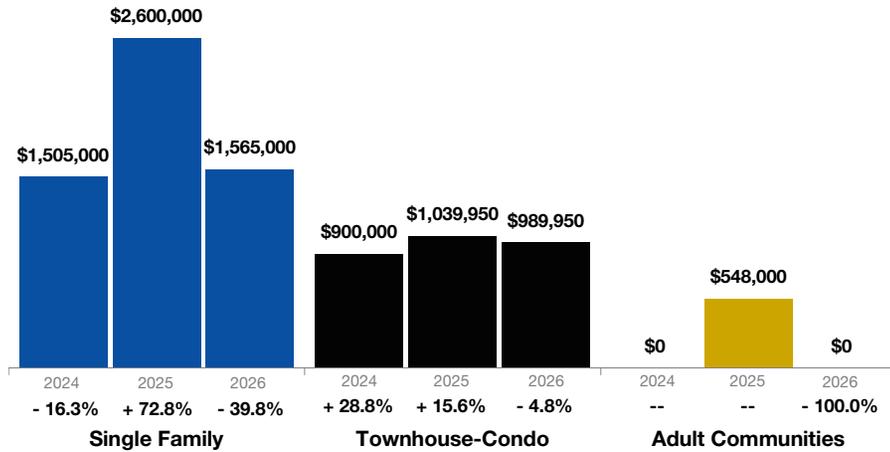
	Single Family	Townhouse-Condo	Adult Communities
March 2025	11	24	2
April 2025	14	49	0
May 2025	15	53	0
June 2025	20	45	0
July 2025	16	18	1
August 2025	16	41	0
September 2025	24	45	0
October 2025	26	46	0
November 2025	12	35	0
December 2025	9	27	0
January 2026	16	24	0
February 2026	4	24	0
12-Month Avg.	15	36	0

Median Sales Price

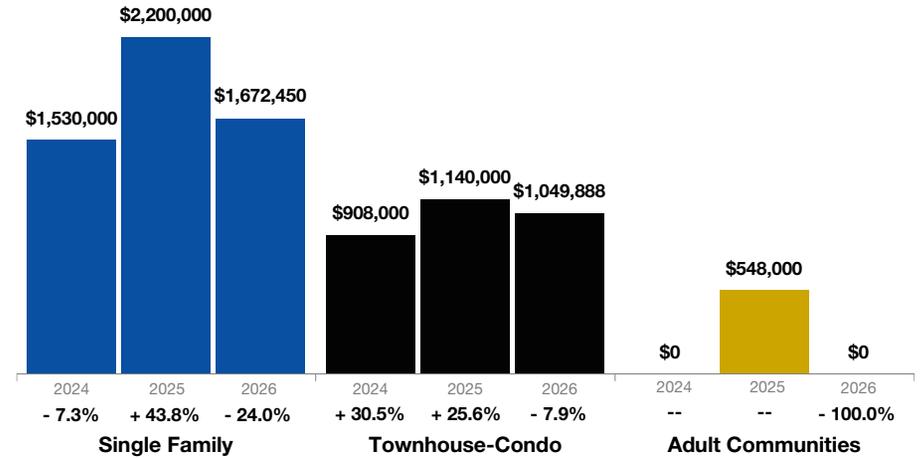
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



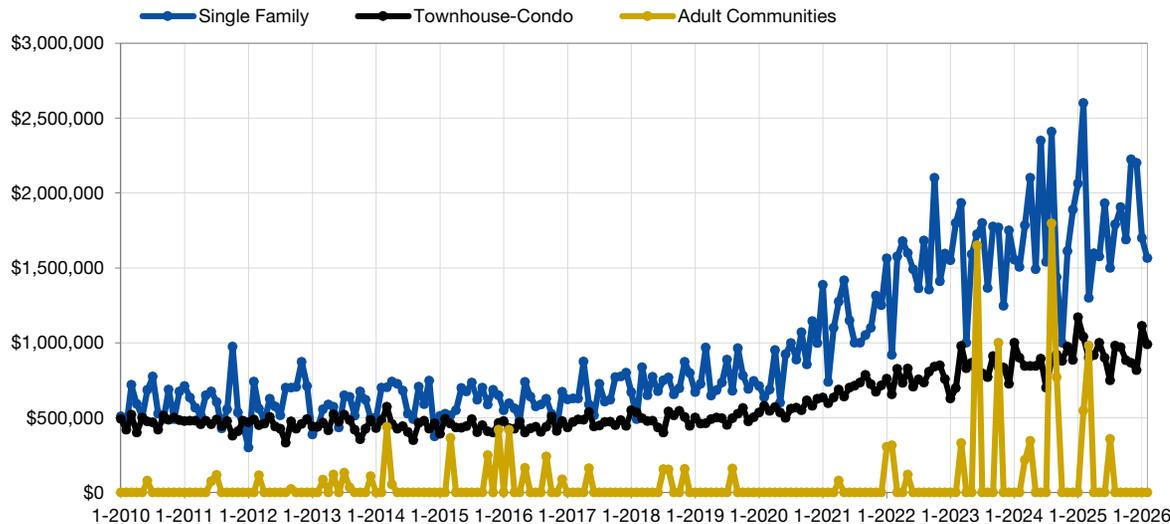
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Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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
February 2026	\$1,565,000	\$989,950	\$0
12-Month Med.*	\$1,700,000	\$935,000	\$635,000

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

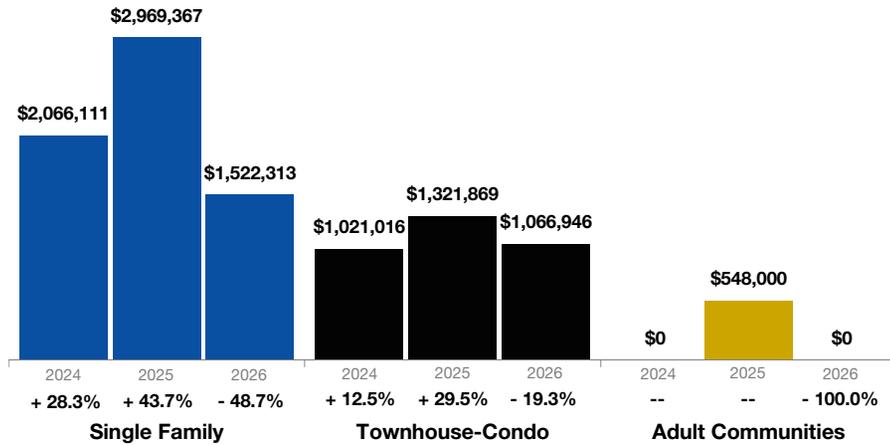
* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Average Sales Price

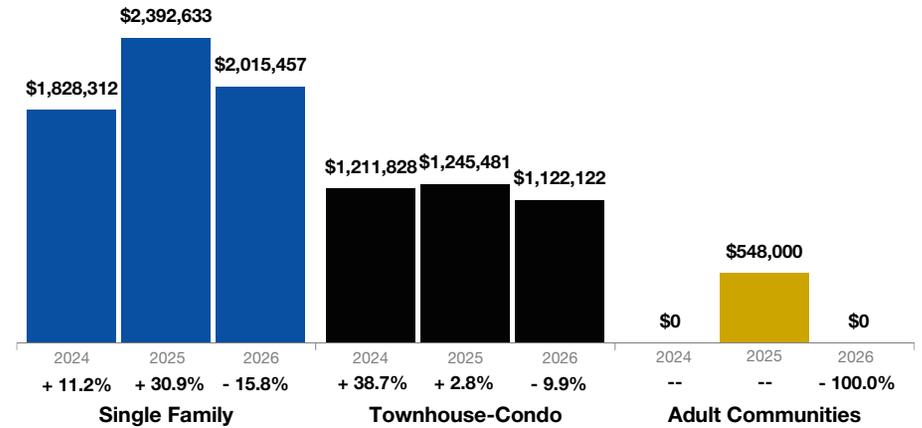
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



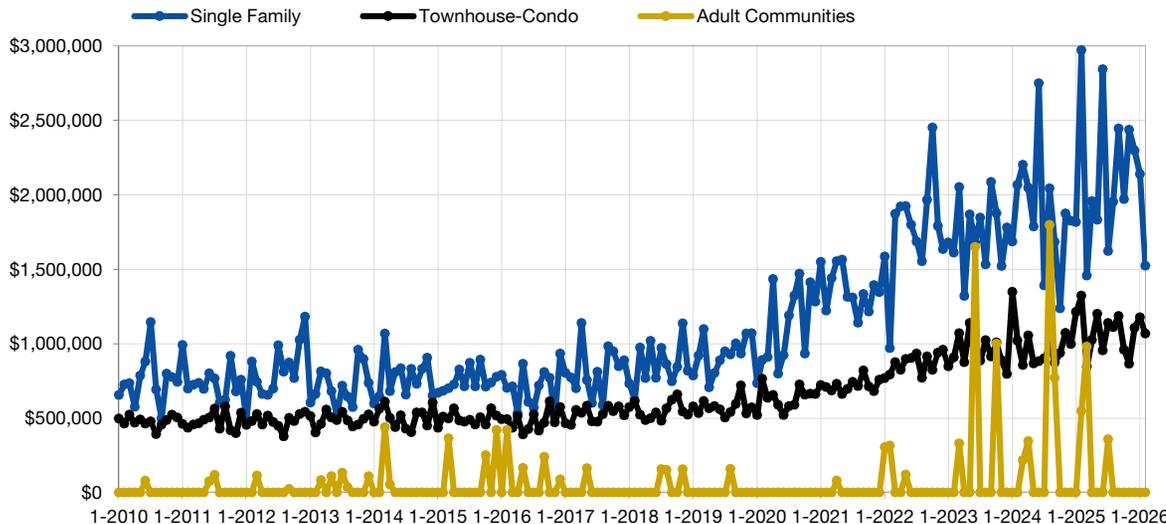
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Historical Average Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$1,184,336	\$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
February 2026	\$1,522,313	\$1,066,946	\$0
12-Month Avg.*	\$2,103,717	\$1,054,365	\$772,667

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

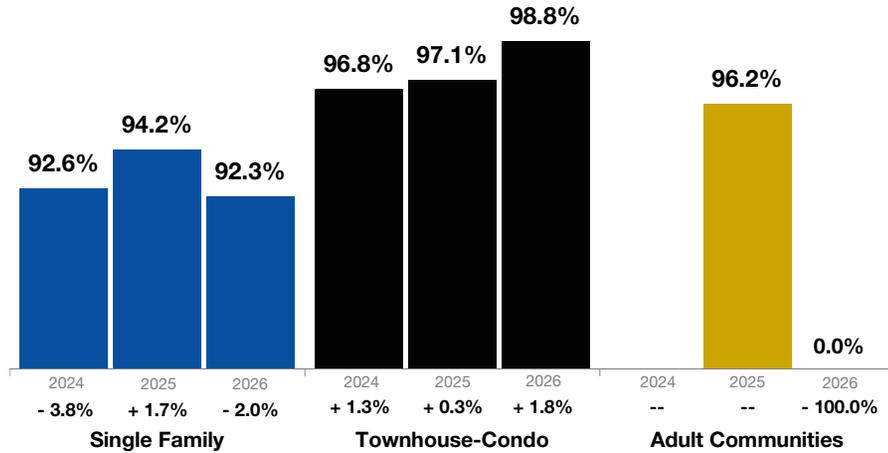
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Percent of List Price Received

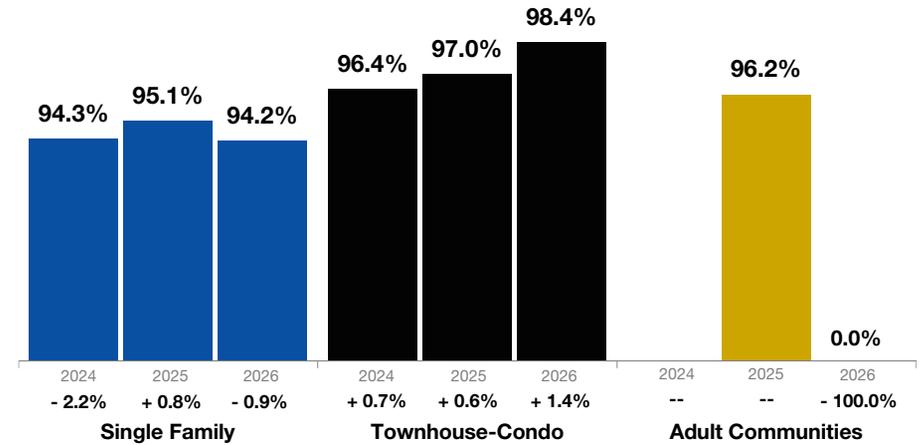


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

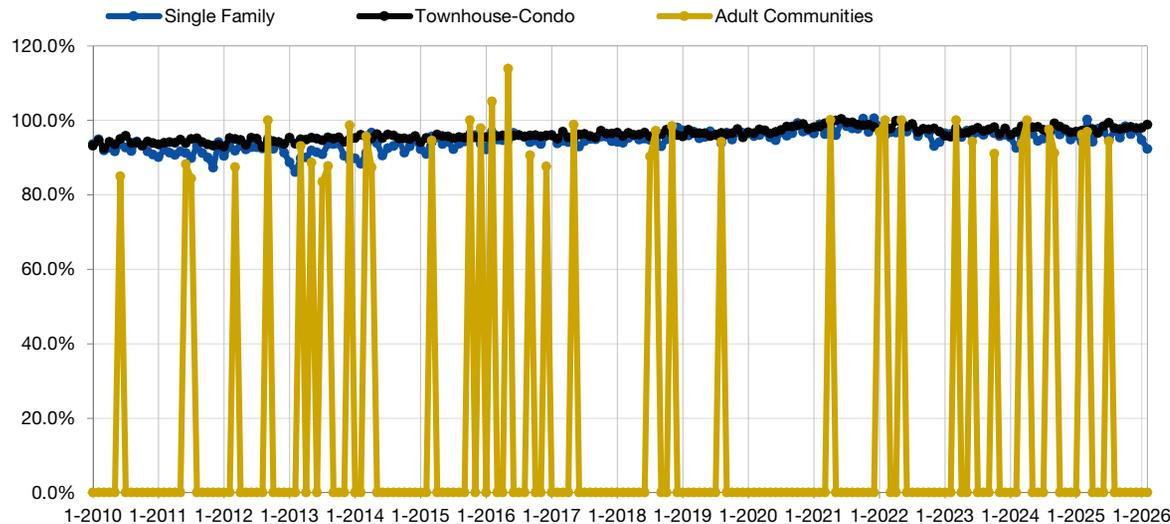
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Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
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%	97.6%	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%
February 2026	92.3%	98.8%	0.0%
12-Month Avg.*	96.5%	97.8%	96.0%

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

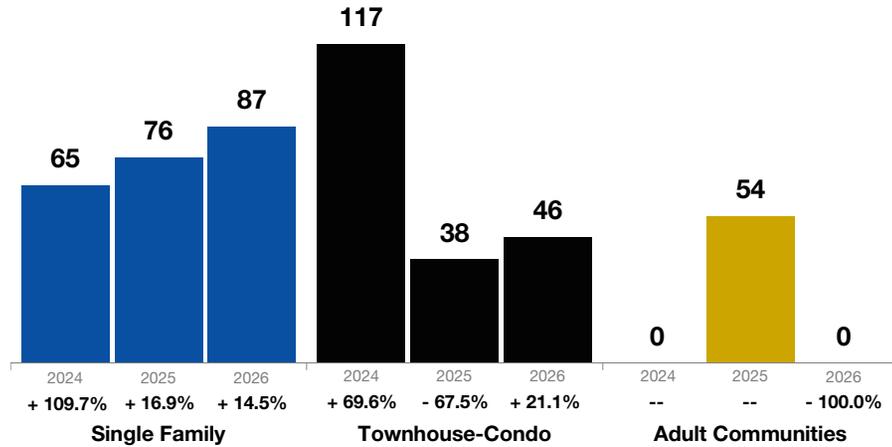
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Days on Market Until Sale

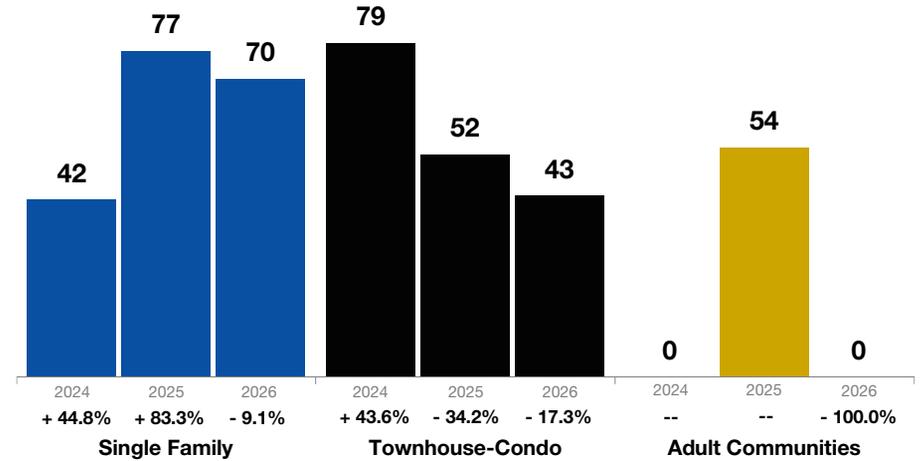
Average number of days between when a property is listed and when an offer is accepted in a given month.



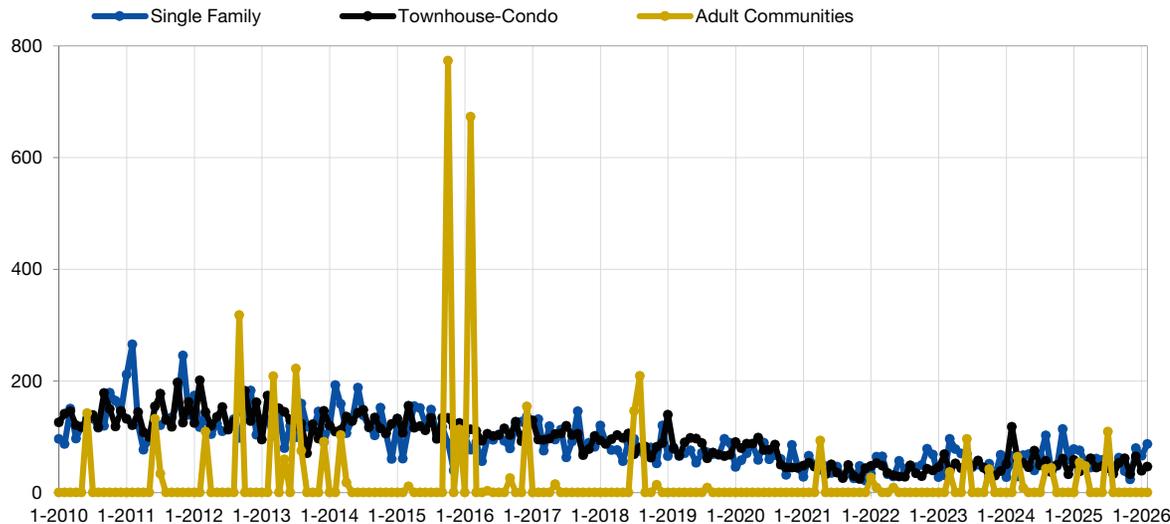
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Year to Date



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
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
February 2026	87	46	0
12-Month Avg.*	54	49	68

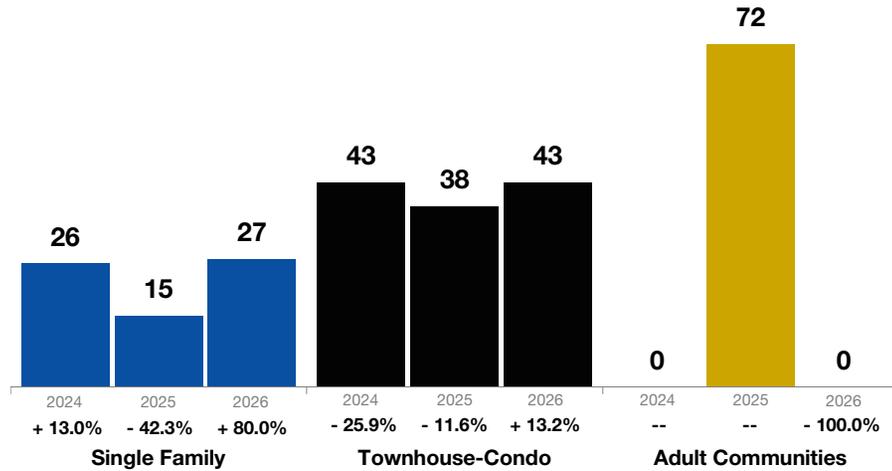
* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Housing Affordability Index

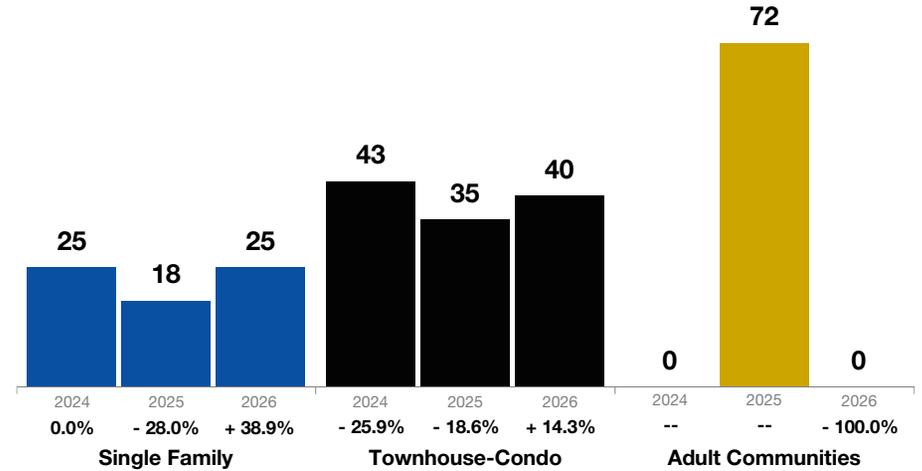


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

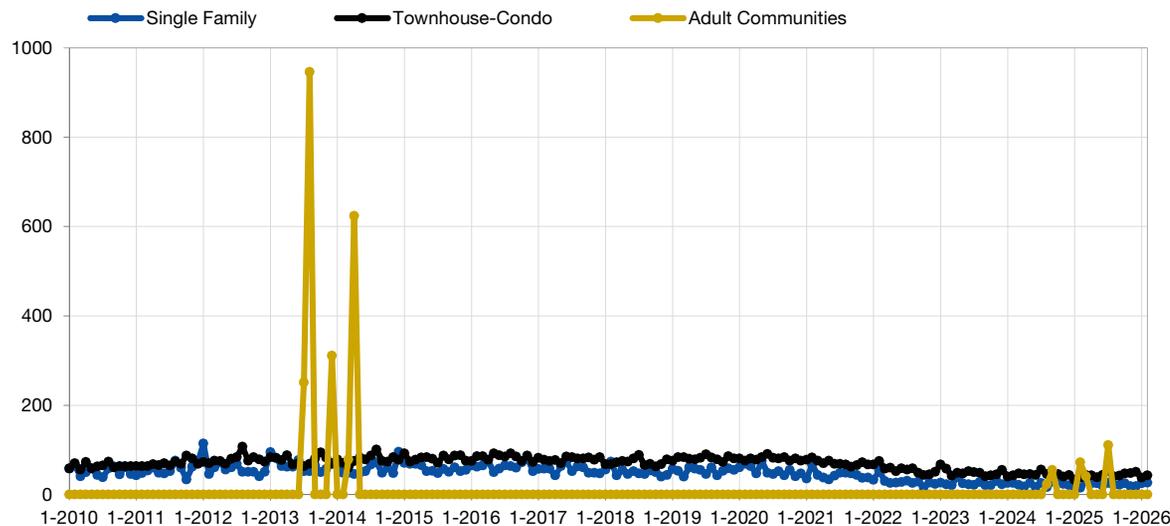
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Historical Housing Affordability Index by Month



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
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
February 2026	27	43	0
12-Month Avg.*	24	44	13

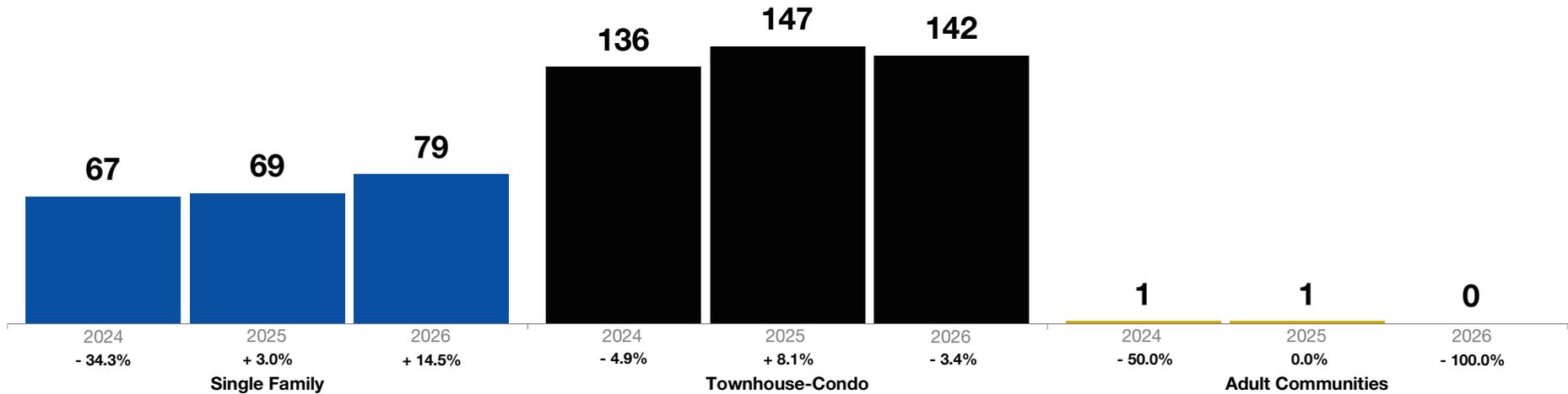
* Affordability Index for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

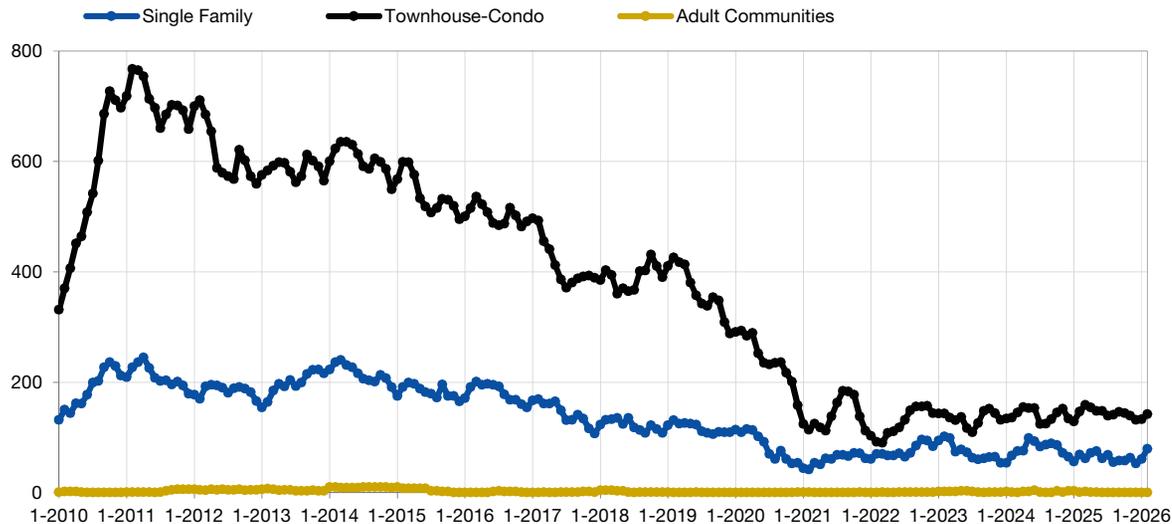
The number of properties available for sale in active status at the end of a given month.



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Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
March 2025	62	159	2
April 2025	72	154	1
May 2025	75	148	1
June 2025	62	148	0
July 2025	68	139	0
August 2025	55	141	0
September 2025	58	146	0
October 2025	58	144	0
November 2025	63	139	0
December 2025	53	132	0
January 2026	61	133	0
February 2026	79	142	0
12-Month Avg.	64	144	0

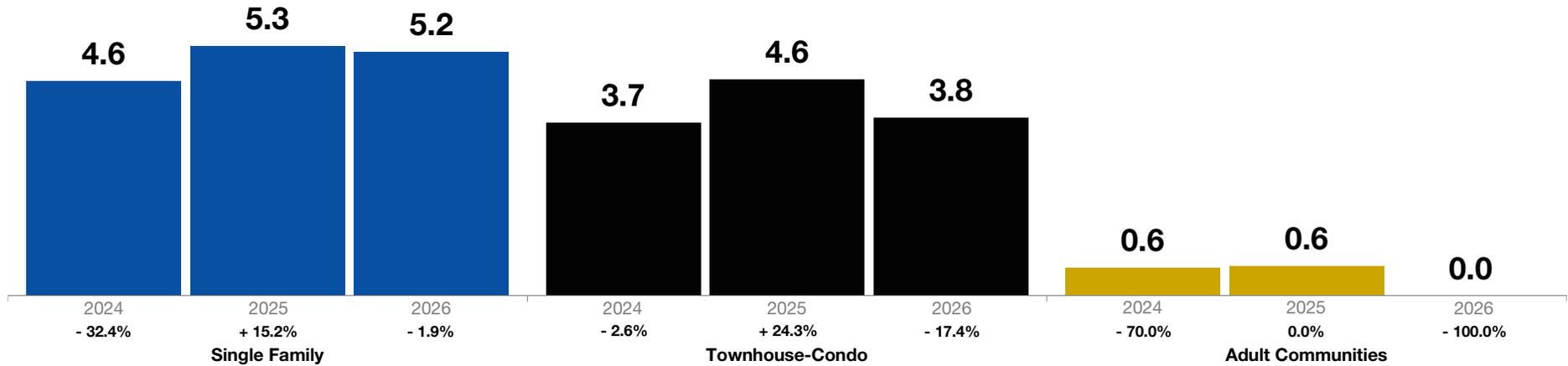
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

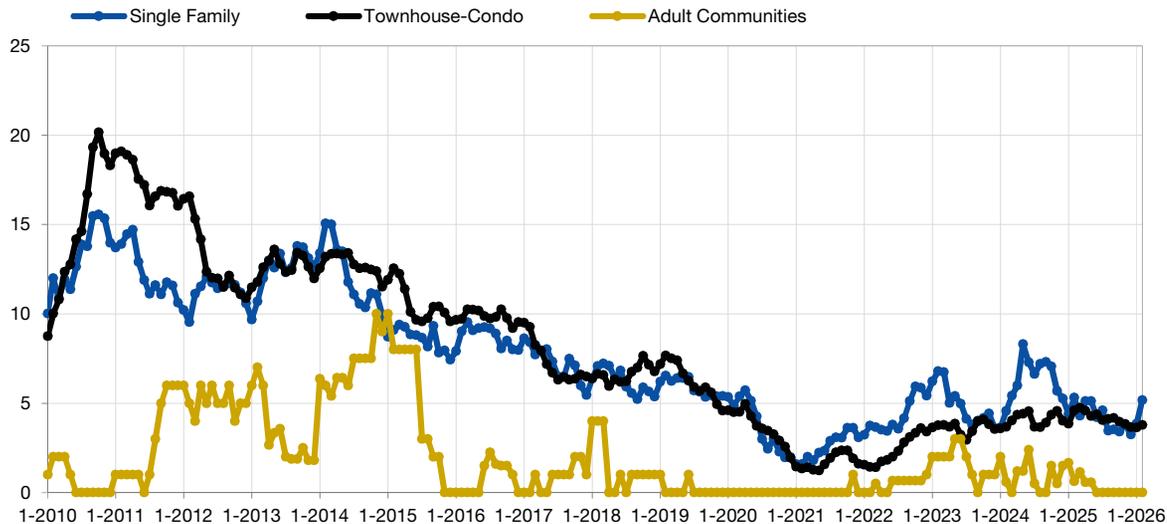


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

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Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
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	4.0	0.0
November 2025	3.8	3.8	0.0
December 2025	3.2	3.7	0.0
January 2026	3.9	3.6	0.0
February 2026	5.2	3.8	0.0
12-Month Avg.*	4.2	4.1	0.2

* Months Supply for all properties from March 2025 through February 2026. 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.

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		92	89	- 3.3%	165	170	+ 3.0%
Pending Sales		34	37	+ 8.8%	75	76	+ 1.3%
Closed Sales		32	28	- 12.5%	84	68	- 19.0%
Median Sales Price		\$1,672,500	\$1,129,950	- 32.4%	\$1,364,000	\$1,325,000	- 2.9%
Average Sales Price		\$2,069,950	\$1,131,998	- 45.3%	\$1,646,875	\$1,384,868	- 15.9%
Pct. of List Price Received		95.7%	97.8%	+ 2.2%	96.3%	97.1%	+ 0.8%
Days on Market		56	52	- 7.1%	61	51	- 16.4%
Housing Affordability Index		24	37	+ 54.2%	29	32	+ 10.3%
Inventory of Homes for Sale		217	221	+ 1.8%	--	--	--
Months Supply of Inventory		4.8	4.2	- 12.5%	--	--	--