

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

- Single Family Closed Sales decreased 21.4 percent to 11.
- Townhouse-Condo Closed Sales decreased 10.2 percent to 44.
- There were no Adult Communities Closed Sales during the current period.

- Single Family Median Sales Price was up 31.5 percent to \$2,100,000.
- Townhouse-Condo Median Sales Price was down 4.9 percent to \$872,500.
- There was no Adult Communities Median Sales Price for either the current or year-ago period.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Monthly Snapshot

- 12.7% **+ 11.4%** **- 2.1%**

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
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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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		28	36	+ 28.6%	119	136	+ 14.3%
Pending Sales		5	14	+ 180.0%	57	48	- 15.8%
Closed Sales		14	11	- 21.4%	55	42	- 23.6%
Median Sales Price		\$1,597,000	\$2,100,000	+ 31.5%	\$1,965,000	\$1,782,125	- 9.3%
Average Sales Price		\$1,957,571	\$2,937,409	+ 50.1%	\$2,094,545	\$2,275,373	+ 8.6%
Pct. of List Price Received		94.1%	96.6%	+ 2.7%	95.9%	95.6%	- 0.3%
Days on Market		45	36	- 20.0%	64	52	- 18.8%
Housing Affordability Index		25	20	- 20.0%	20	23	+ 15.0%
Inventory of Homes for Sale		73	90	+ 23.3%	--	--	--
Months Supply of Inventory		5.2	5.8	+ 11.5%	--	--	--

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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		53	78	+ 47.2%	247	251	+ 1.6%
Pending Sales		40	39	- 2.5%	145	154	+ 6.2%
Closed Sales		49	44	- 10.2%	126	129	+ 2.4%
Median Sales Price		\$917,000	\$872,500	- 4.9%	\$959,500	\$979,900	+ 2.1%
Average Sales Price		\$1,025,078	\$906,473	- 11.6%	\$1,083,388	\$1,064,946	- 1.7%
Pct. of List Price Received		97.6%	98.3%	+ 0.7%	97.3%	97.9%	+ 0.6%
Days on Market		61	44	- 27.9%	55	52	- 5.5%
Housing Affordability Index		43	47	+ 9.3%	41	42	+ 2.4%
Inventory of Homes for Sale		154	164	+ 6.5%	--	--	--
Months Supply of Inventory		4.6	4.5	- 2.2%	--	--	--

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.

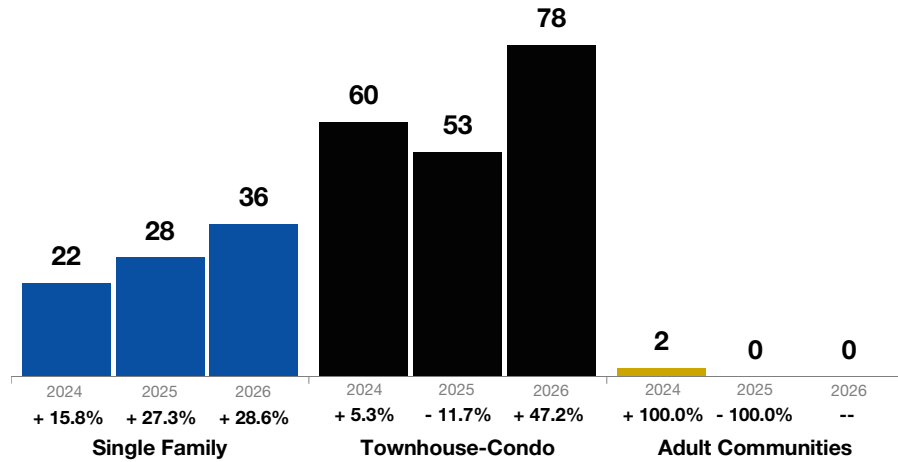
Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		0	0	--	2	0	- 100.0%
Pending Sales		0	0	--	3	0	- 100.0%
Closed Sales		0	0	--	3	0	- 100.0%
Median Sales Price		\$0	\$0	--	\$635,000	\$0	- 100.0%
Avg. Sales Price		\$0	\$0	--	\$836,000	\$0	- 100.0%
Pct. of List Price Received		0.0%	0.0%	--	96.6%	0.0%	- 100.0%
Days on Market		0	0	--	50	0	- 100.0%
Affordability Index		0	0	--	62	0	- 100.0%
Homes for Sale		1	0	- 100.0%	--	--	--
Months Supply		0.6	0.0	- 100.0%	--	--	--

New Listings

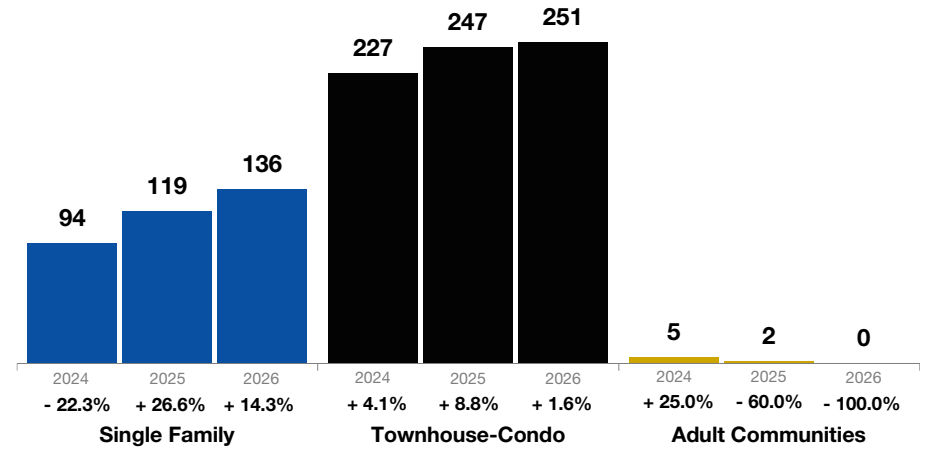
A count of the properties that have been newly listed on the market in a given month.



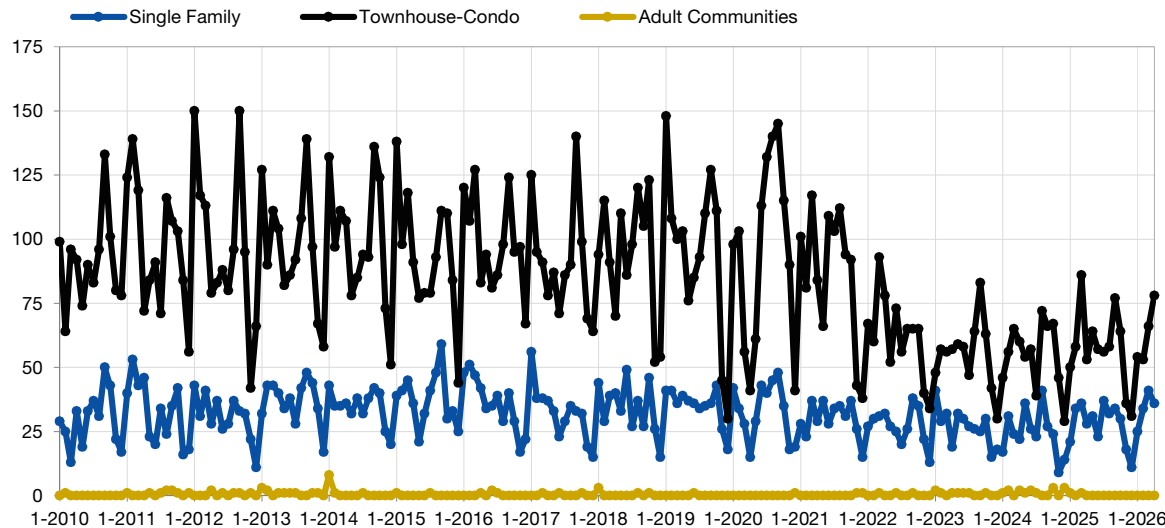
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Year to Date



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.

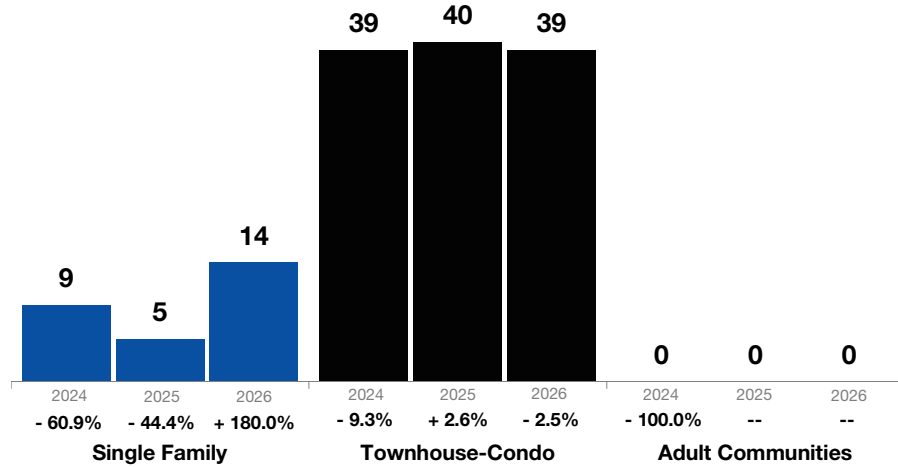
	Single Family	Townhouse-Condo	Adult Communities
May 2025	31	64	0
June 2025	23	57	0
July 2025	37	56	0
August 2025	32	58	0
September 2025	34	77	0
October 2025	30	64	0
November 2025	18	36	0
December 2025	11	31	0
January 2026	25	54	0
February 2026	34	53	0
March 2026	41	66	0
April 2026	36	78	0
12-Month Avg.	29	58	0

Pending Sales

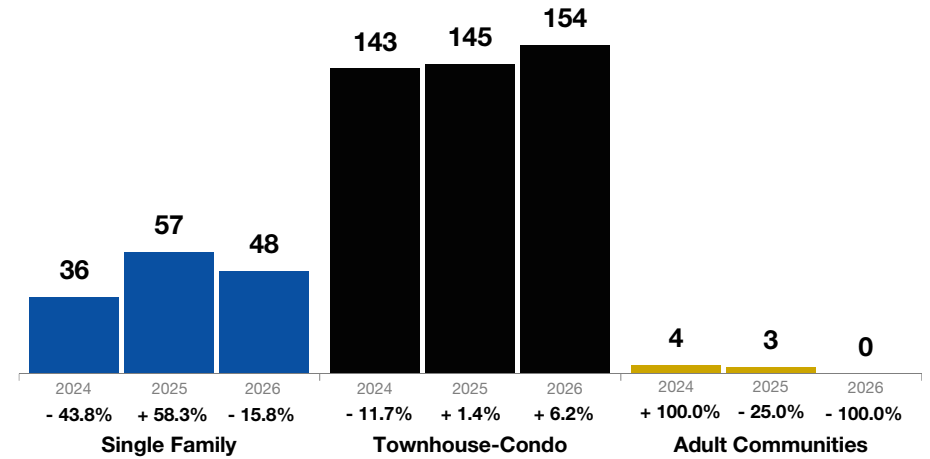
A count of the properties on which offers have been accepted in a given month.



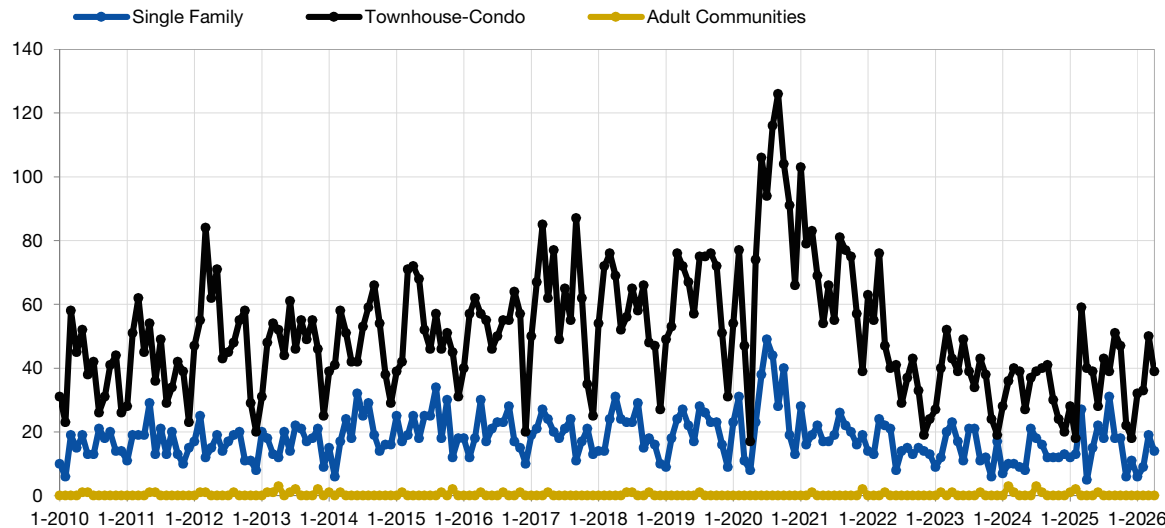
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Historical Pending Sales by Month



	Single Family	Townhouse-Condo	Adult Communities
May 2025	15	39	0
June 2025	22	28	1
July 2025	18	43	0
August 2025	31	39	0
September 2025	18	51	0
October 2025	18	47	0
November 2025	6	22	0
December 2025	11	18	0
January 2026	6	32	0
February 2026	9	33	0
March 2026	19	50	0
April 2026	14	39	0
12-Month Avg.	16	37	0

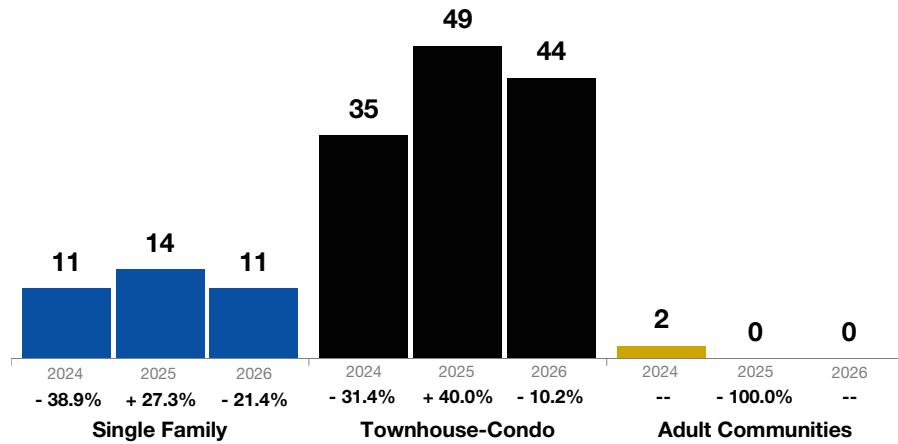
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Closed Sales

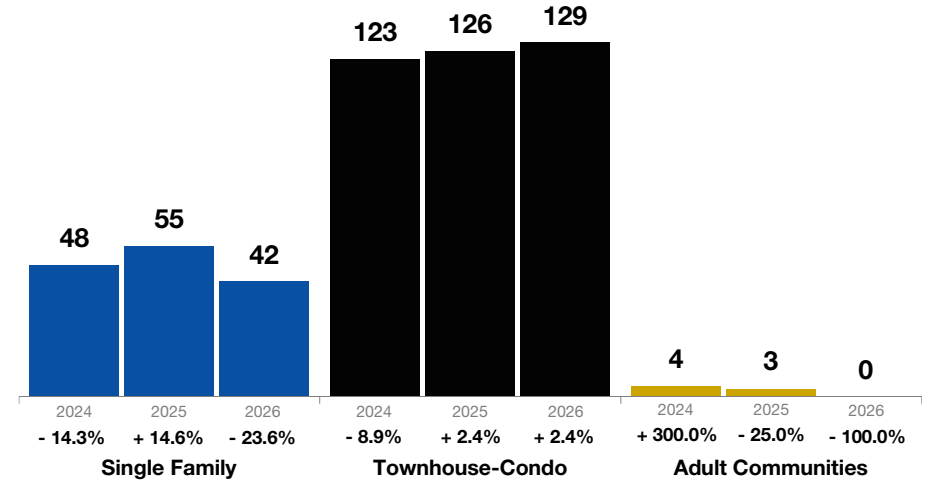
A count of the actual sales that closed in a given month.



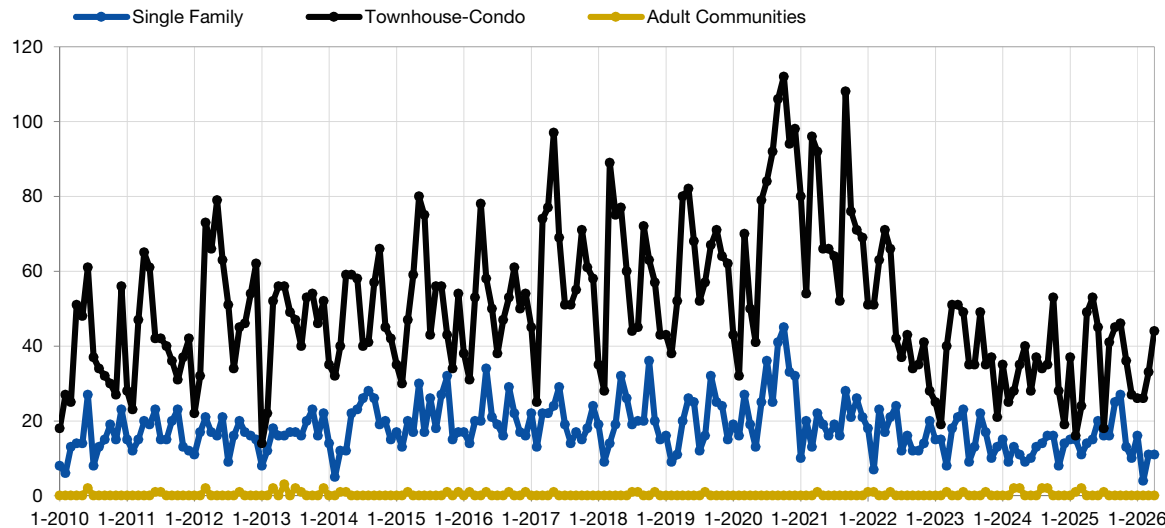
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Year to Date



Historical Closed Sales by Month



	Single Family	Townhouse-Condo	Adult Communities
May 2025	15	53	0
June 2025	20	45	0
July 2025	16	18	1
August 2025	16	41	0
September 2025	25	45	0
October 2025	27	46	0
November 2025	13	36	0
December 2025	10	27	0
January 2026	16	26	0
February 2026	4	26	0
March 2026	11	33	0
April 2026	11	44	0
12-Month Avg.	15	37	0

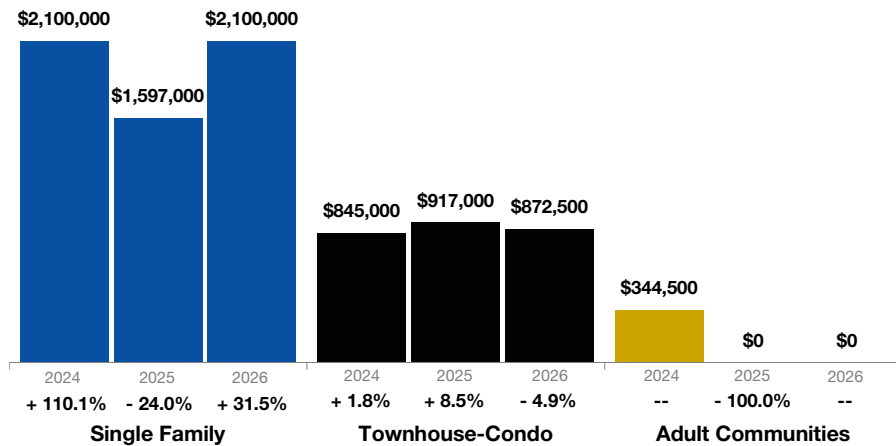
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Median Sales Price

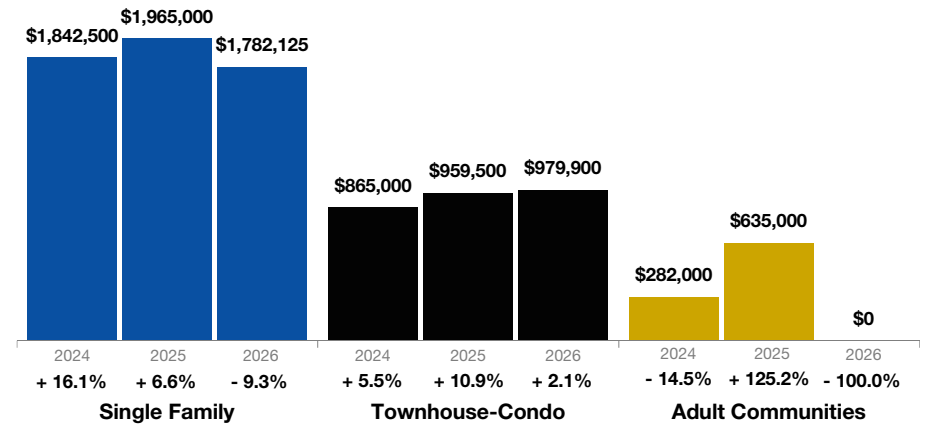
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



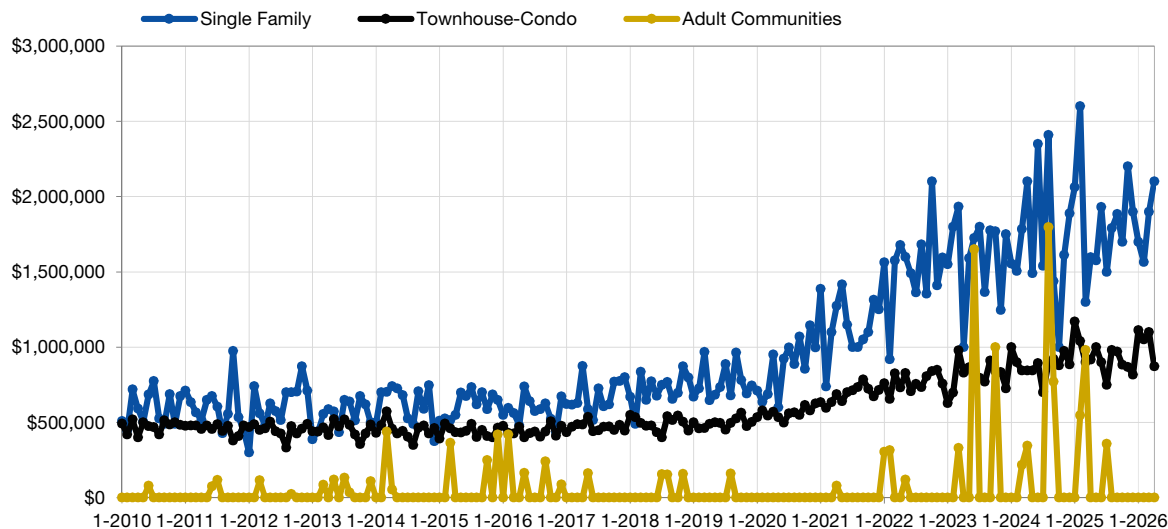
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Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$1,885,000	\$971,000	\$0
October 2025	\$1,700,000	\$882,950	\$0
November 2025	\$2,200,000	\$867,500	\$0
December 2025	\$1,900,000	\$817,450	\$0
January 2026	\$1,700,000	\$1,112,389	\$0
February 2026	\$1,565,000	\$1,049,950	\$0
March 2026	\$1,900,000	\$1,100,000	\$0
April 2026	\$2,100,000	\$872,500	\$0
12-Month Med.*	\$1,776,000	\$949,450	\$358,000

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

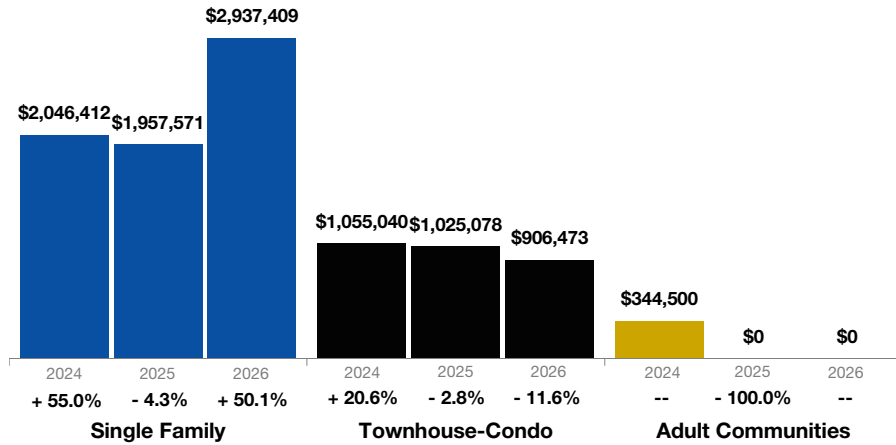
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Average Sales Price

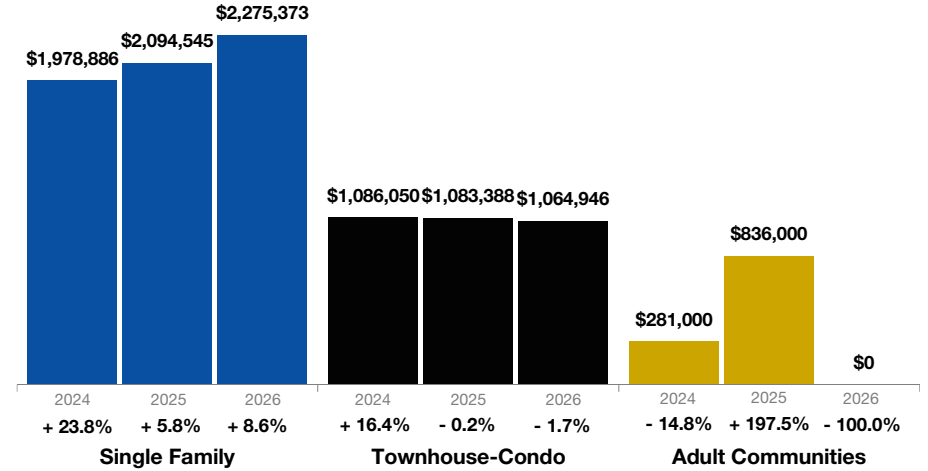
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



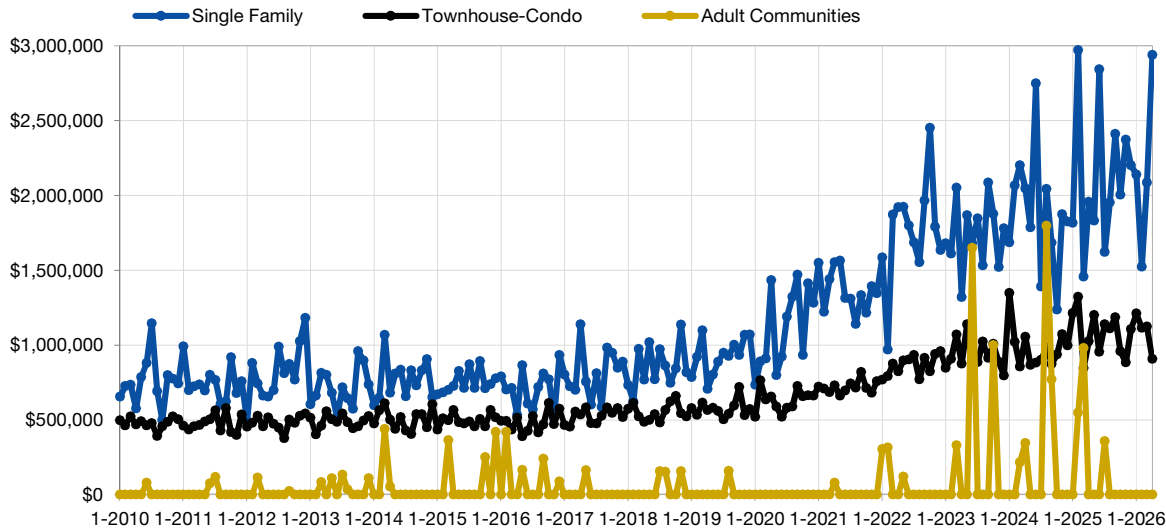
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Year to Date



Historical Average Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$2,410,360	\$1,184,336	\$0
October 2025	\$2,003,944	\$958,213	\$0
November 2025	\$2,372,327	\$883,097	\$0
December 2025	\$2,200,609	\$1,106,598	\$0
January 2026	\$2,138,744	\$1,211,545	\$0
February 2026	\$1,522,313	\$1,113,719	\$0
March 2026	\$2,085,909	\$1,122,315	\$0
April 2026	\$2,937,409	\$906,473	\$0
12-Month Avg.*	\$2,197,021	\$1,065,787	\$358,000

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

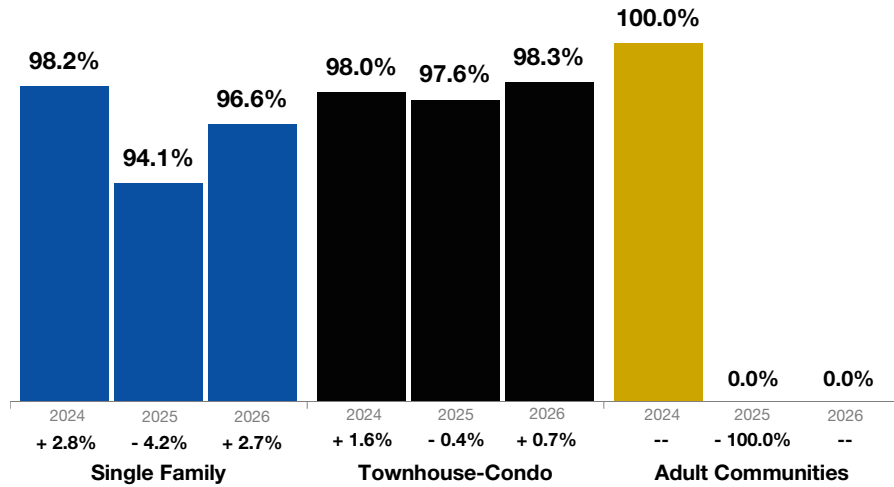
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Percent of List Price Received

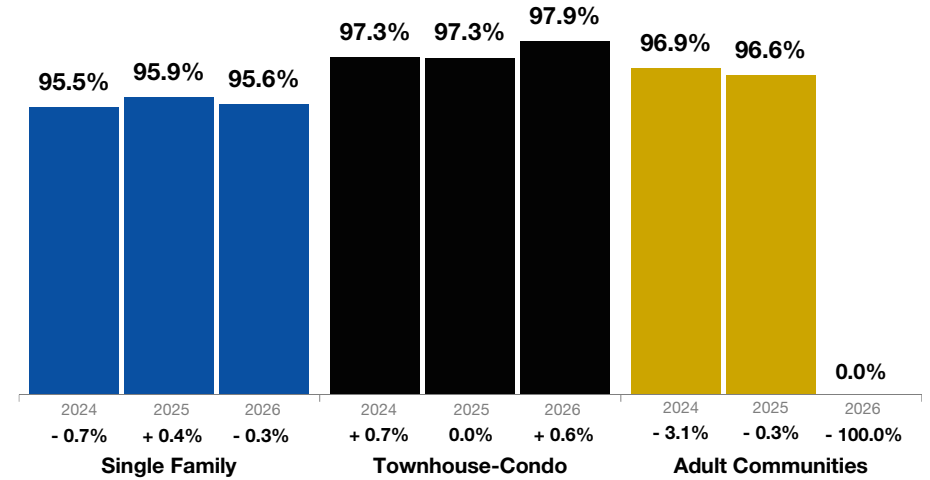


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

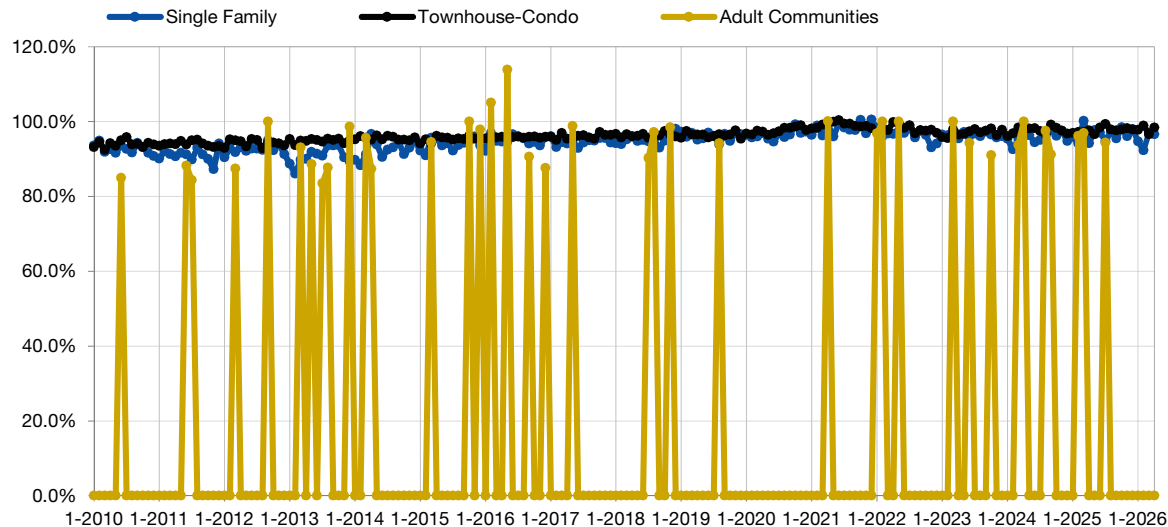
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Year to Date



Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
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	95.5%	97.6%	0.0%
October 2025	98.5%	97.8%	0.0%
November 2025	96.1%	98.2%	0.0%
December 2025	98.0%	97.8%	0.0%
January 2026	94.7%	97.7%	0.0%
February 2026	92.3%	98.9%	0.0%
March 2026	97.0%	96.6%	0.0%
April 2026	96.6%	98.3%	0.0%
12-Month Avg.*	96.6%	97.8%	94.3%

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

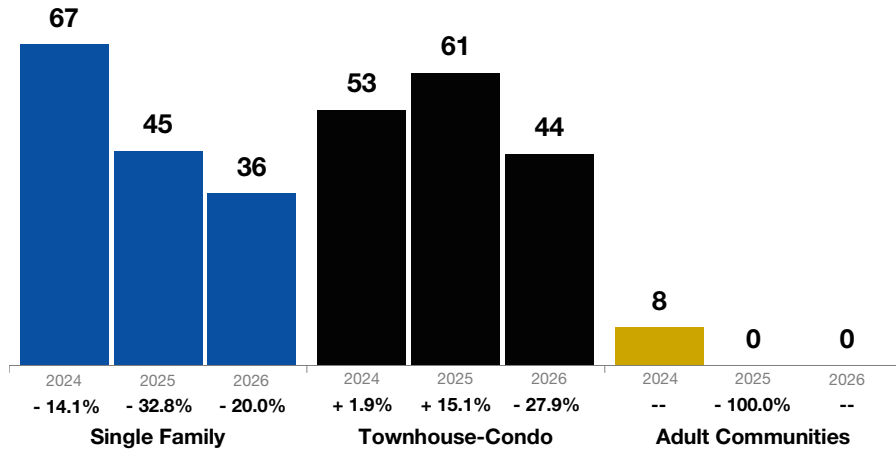
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Days on Market Until Sale

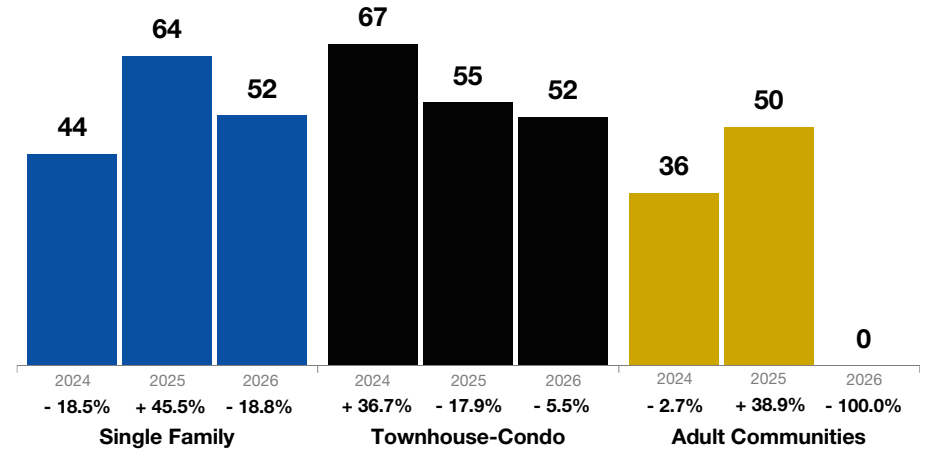
Average number of days between when a property is listed and when an offer is accepted in a given month.



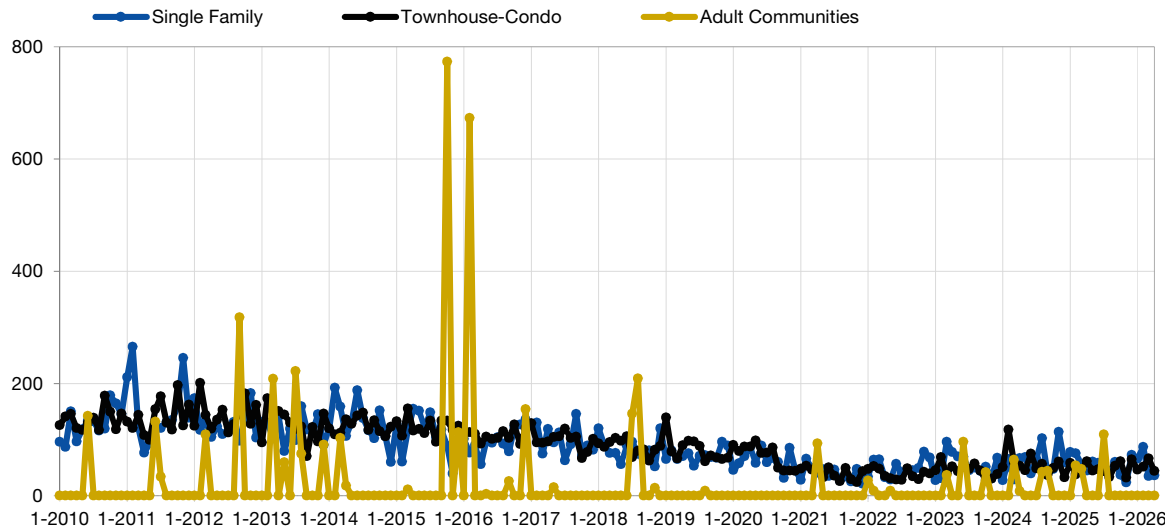
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Year to Date



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
May 2025	60	45	0
June 2025	58	47	0
July 2025	58	44	109
August 2025	41	33	0
September 2025	60	53	0
October 2025	37	61	0
November 2025	24	32	0
December 2025	72	65	0
January 2026	66	47	0
February 2026	87	51	0
March 2026	35	66	0
April 2026	36	44	0
12-Month Avg.*	51	49	109

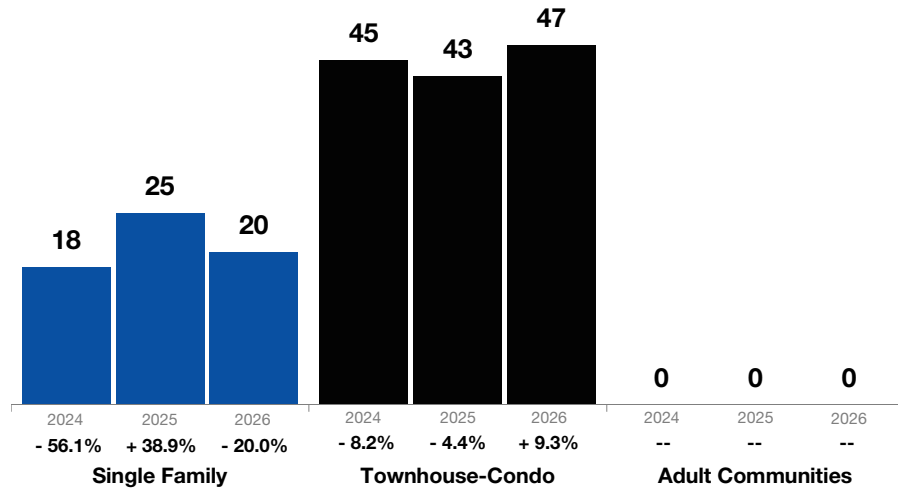
* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Housing Affordability Index

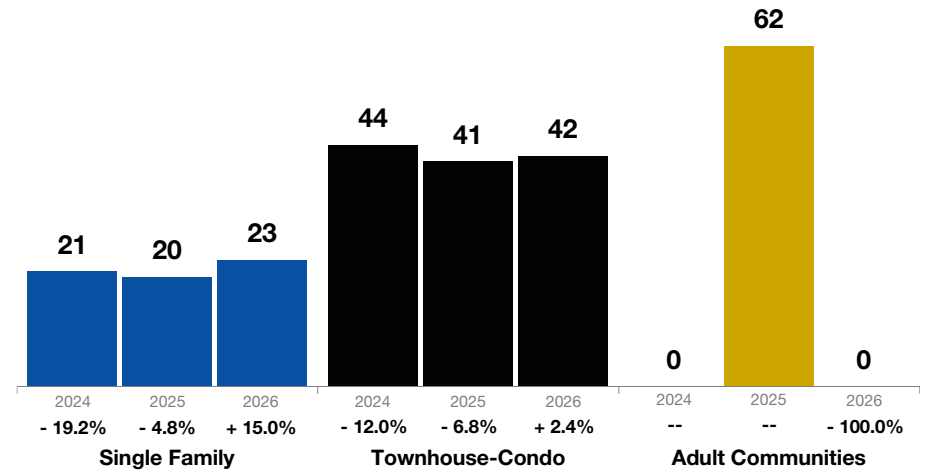


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

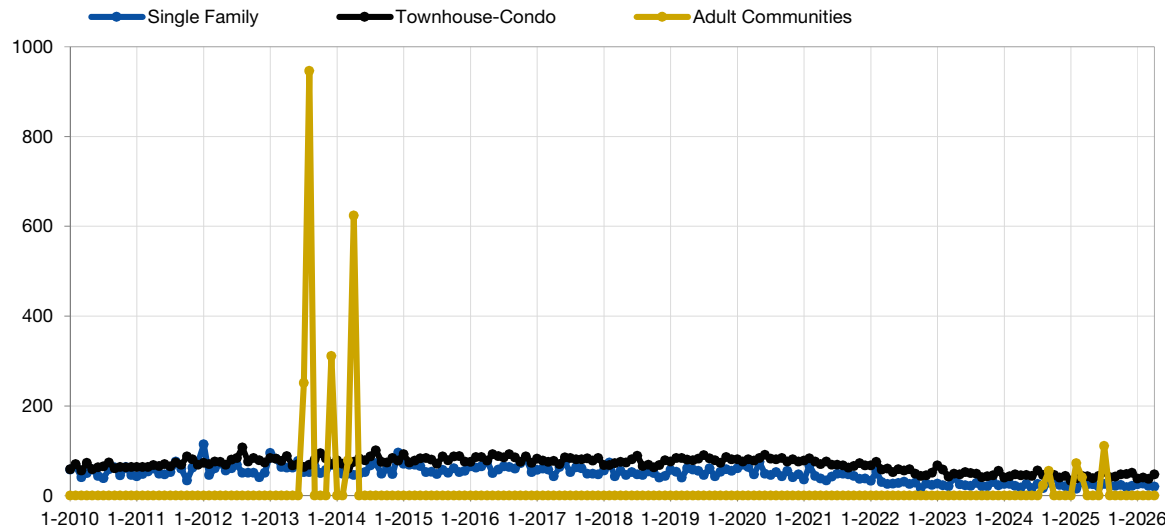
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Year to Date



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
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	24	47	0
November 2025	19	48	0
December 2025	22	51	0
January 2026	25	38	0
February 2026	27	40	0
March 2026	22	37	0
April 2026	20	47	0
12-Month Avg.*	23	44	9

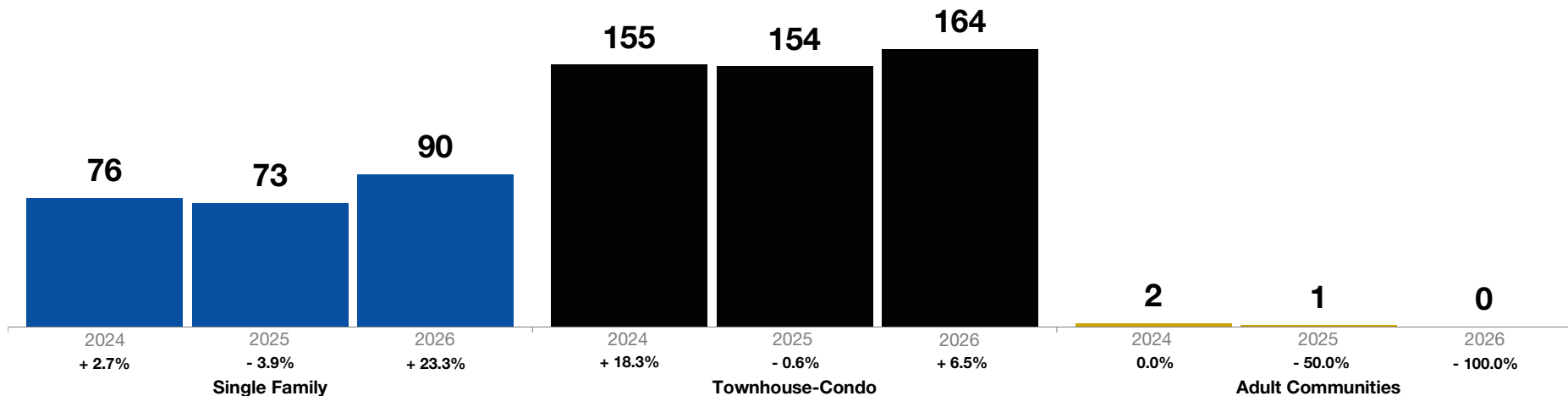
* Affordability Index for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

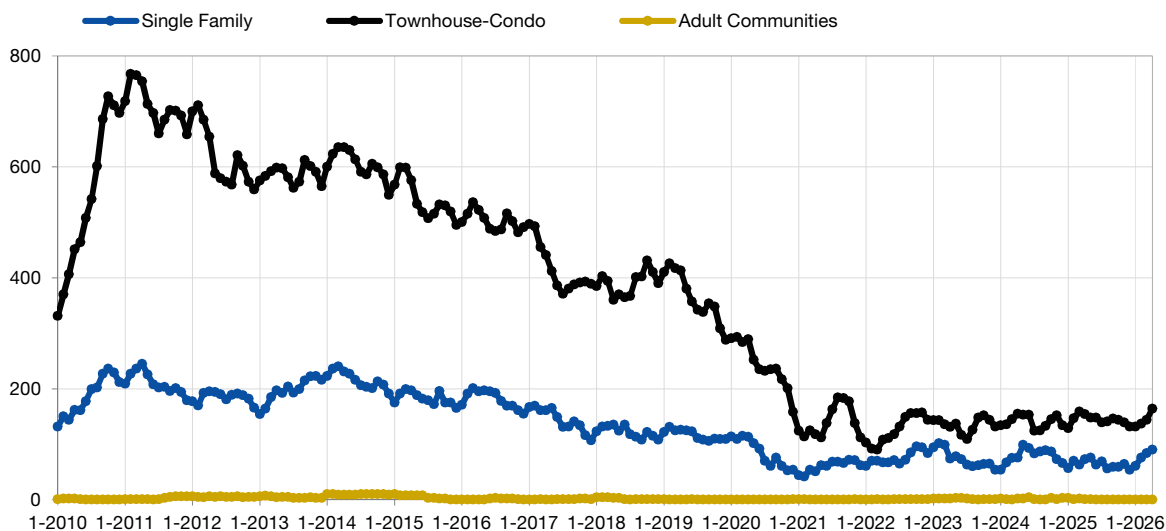
The number of properties available for sale in active status at the end of a given month.



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Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
May 2025	76	148	1
June 2025	63	148	0
July 2025	69	139	0
August 2025	56	141	0
September 2025	59	146	0
October 2025	59	144	0
November 2025	64	139	0
December 2025	54	132	0
January 2026	61	132	0
February 2026	76	137	0
March 2026	84	144	0
April 2026	90	164	0
12-Month Avg.	68	143	0

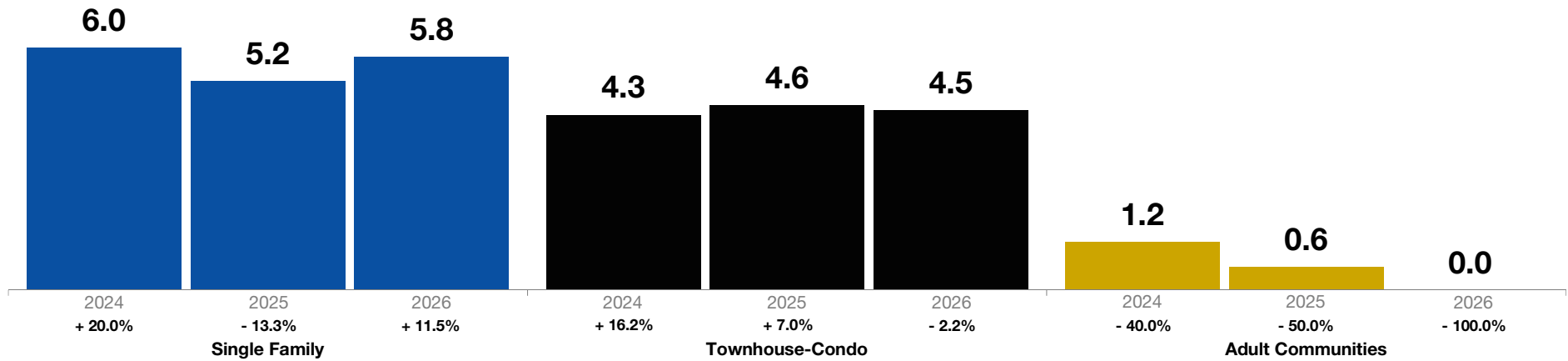
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

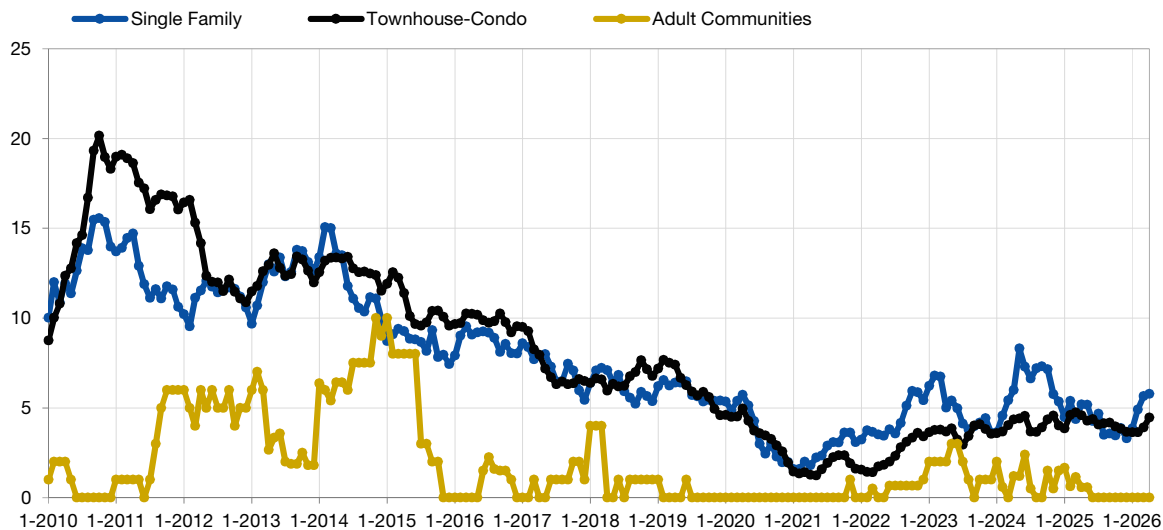


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

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Historical Months Supply of Inventory by Month



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
May 2025	5.2	4.3	0.6
June 2025	4.3	4.4	0.0
July 2025	4.7	4.1	0.0
August 2025	3.5	4.1	0.0
September 2025	3.6	4.2	0.0
October 2025	3.5	4.0	0.0
November 2025	3.9	3.8	0.0
December 2025	3.3	3.7	0.0
January 2026	3.9	3.6	0.0
February 2026	4.9	3.6	0.0
March 2026	5.7	3.9	0.0
April 2026	5.8	4.5	0.0
12-Month Avg.*	4.3	4.0	0.0

* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		81	114	+ 40.7%	369	387	+ 4.9%
Pending Sales		45	53	+ 17.8%	206	202	- 1.9%
Closed Sales		63	55	- 12.7%	185	171	- 7.6%
Median Sales Price		\$970,000	\$950,000	- 2.1%	\$1,089,999	\$1,195,000	+ 9.6%
Average Sales Price		\$1,232,298	\$1,312,660	+ 6.5%	\$1,374,994	\$1,362,244	- 0.9%
Pct. of List Price Received		96.9%	98.0%	+ 1.1%	96.9%	97.3%	+ 0.4%
Days on Market		58	43	- 25.9%	57	52	- 8.8%
Housing Affordability Index		41	44	+ 7.3%	36	35	- 2.8%
Inventory of Homes for Sale		228	254	+ 11.4%	--	--	--
Months Supply of Inventory		4.7	4.8	+ 2.1%	--	--	--