

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

- Single Family Closed Sales decreased 20.0 percent to 12.
- Townhouse-Condo Closed Sales decreased 15.1 percent to 45.
- There were no Adult Communities Closed Sales during the current period.

- Single Family Median Sales Price was up 27.0 percent to \$2,000,000.
- Townhouse-Condo Median Sales Price was up 5.0 percent to \$1,050,000.
- There was no Adult Communities Median Sales Price for either the current or year-ago period.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Monthly Snapshot

- 16.2% **+ 12.9%** **- 5.2%**

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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		31	40	+ 29.0%	150	174	+ 16.0%
Pending Sales		15	17	+ 13.3%	72	65	- 9.7%
Closed Sales		15	12	- 20.0%	70	55	- 21.4%
Median Sales Price		\$1,575,000	\$2,000,000	+ 27.0%	\$1,717,500	\$1,800,000	+ 4.8%
Average Sales Price		\$1,831,400	\$2,264,919	+ 23.7%	\$2,038,157	\$2,256,903	+ 10.7%
Pct. of List Price Received		97.7%	96.5%	- 1.2%	96.2%	95.7%	- 0.5%
Days on Market		60	64	+ 6.7%	64	57	- 10.9%
Housing Affordability Index		25	20	- 20.0%	23	22	- 4.3%
Inventory of Homes for Sale		76	96	+ 26.3%	--	--	--
Months Supply of Inventory		5.2	6.1	+ 17.3%	--	--	--

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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		64	57	- 10.9%	311	307	- 1.3%
Pending Sales		39	42	+ 7.7%	184	193	+ 4.9%
Closed Sales		53	45	- 15.1%	179	177	- 1.1%
Median Sales Price		\$999,900	\$1,050,000	+ 5.0%	\$969,000	\$999,900	+ 3.2%
Average Sales Price		\$1,200,402	\$1,073,449	- 10.6%	\$1,118,035	\$1,066,289	- 4.6%
Pct. of List Price Received		96.6%	97.7%	+ 1.1%	97.1%	97.8%	+ 0.7%
Days on Market		45	53	+ 17.8%	52	52	0.0%
Housing Affordability Index		39	38	- 2.6%	40	40	0.0%
Inventory of Homes for Sale		148	158	+ 6.8%	--	--	--
Months Supply of Inventory		4.3	4.3	0.0%	--	--	--

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.



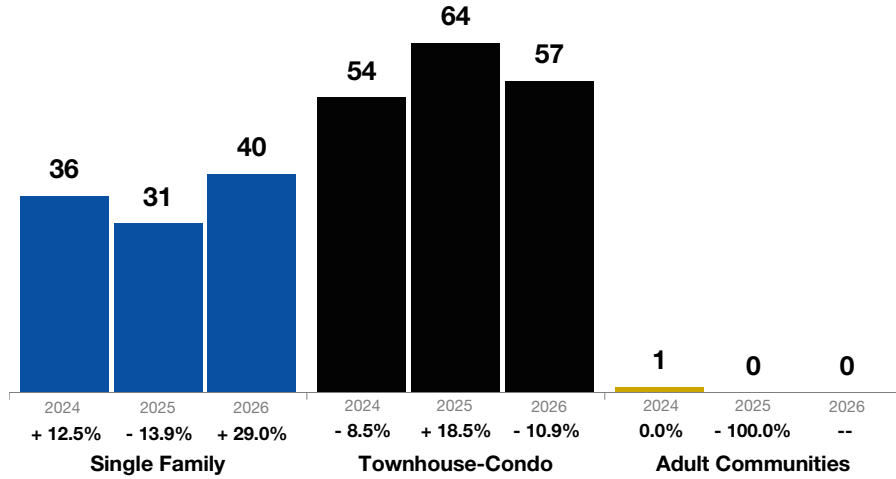
Key Metrics	Historical Sparklines	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		0	0	--	2	0	- 100.0%
Pending Sales		0	0	--	3	0	- 100.0%
Closed Sales		0	0	--	3	0	- 100.0%
Median Sales Price		\$0	\$0	--	\$635,000	\$0	- 100.0%
Avg. Sales Price		\$0	\$0	--	\$836,000	\$0	- 100.0%
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

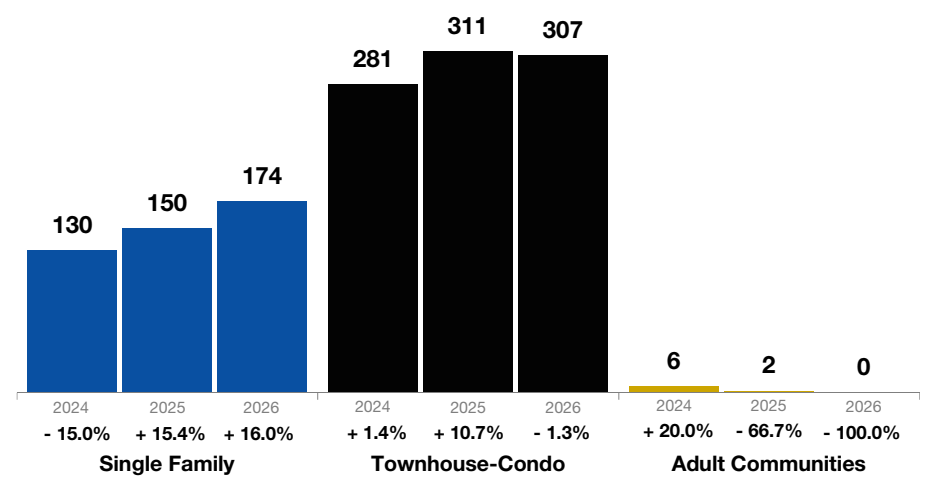
A count of the properties that have been newly listed on the market in a given month.



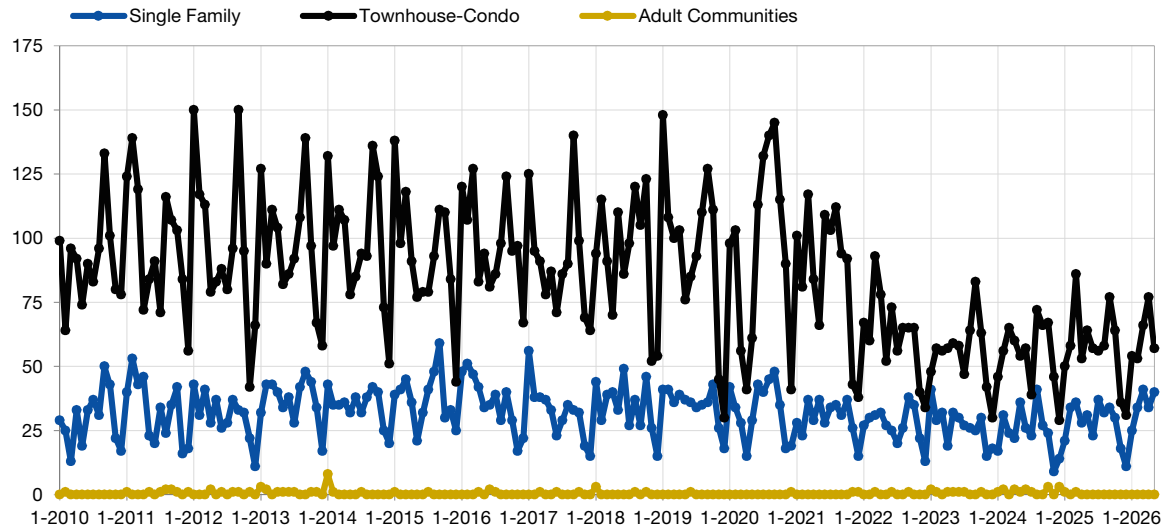
May



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.

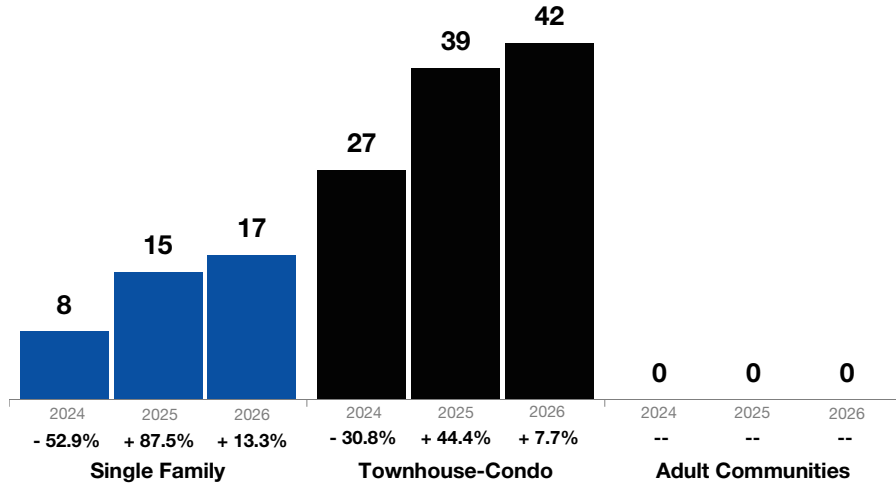
	Single Family	Townhouse-Condo	Adult Communities
June 2025	23	57	0
July 2025	37	56	0
August 2025	32	58	0
September 2025	34	77	0
October 2025	30	64	0
November 2025	18	36	0
December 2025	11	31	0
January 2026	25	54	0
February 2026	34	53	0
March 2026	41	66	0
April 2026	34	77	0
May 2026	40	57	0
12-Month Avg.	30	57	0

Pending Sales

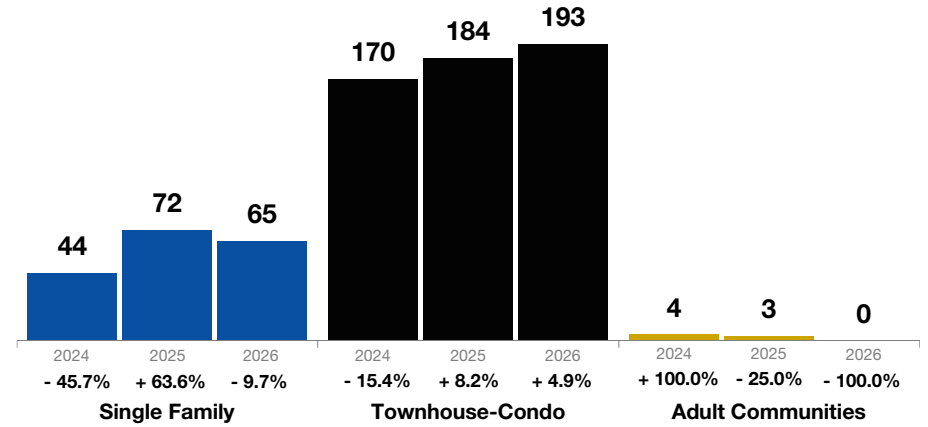
A count of the properties on which offers have been accepted in a given month.



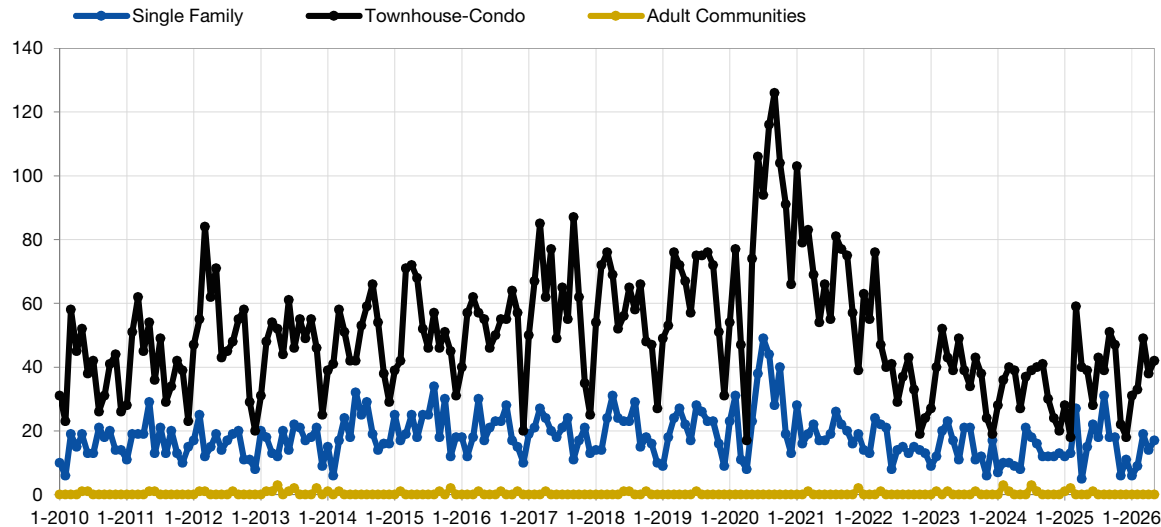
May



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.

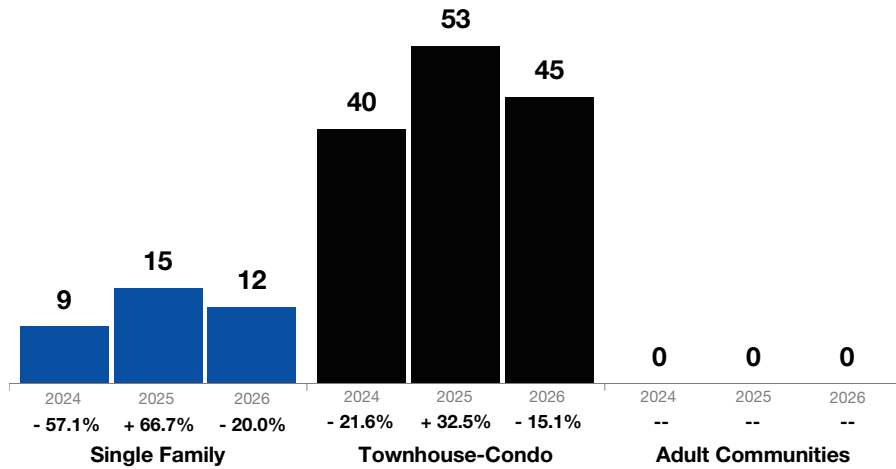
	Single Family	Townhouse-Condo	Adult Communities
June 2025	22	28	1
July 2025	18	43	0
August 2025	31	39	0
September 2025	18	51	0
October 2025	18	47	0
November 2025	6	22	0
December 2025	11	18	0
January 2026	6	31	0
February 2026	9	33	0
March 2026	19	49	0
April 2026	14	38	0
May 2026	17	42	0
12-Month Avg.	16	37	0

Closed Sales

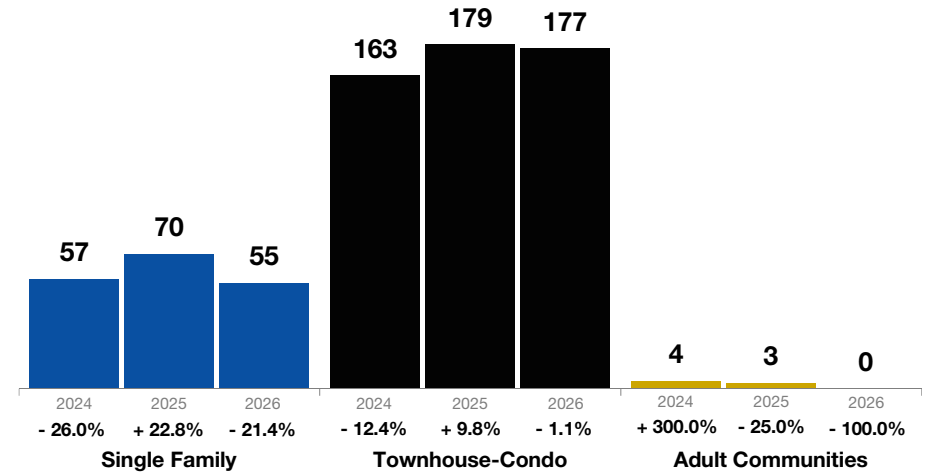
A count of the actual sales that closed in a given month.



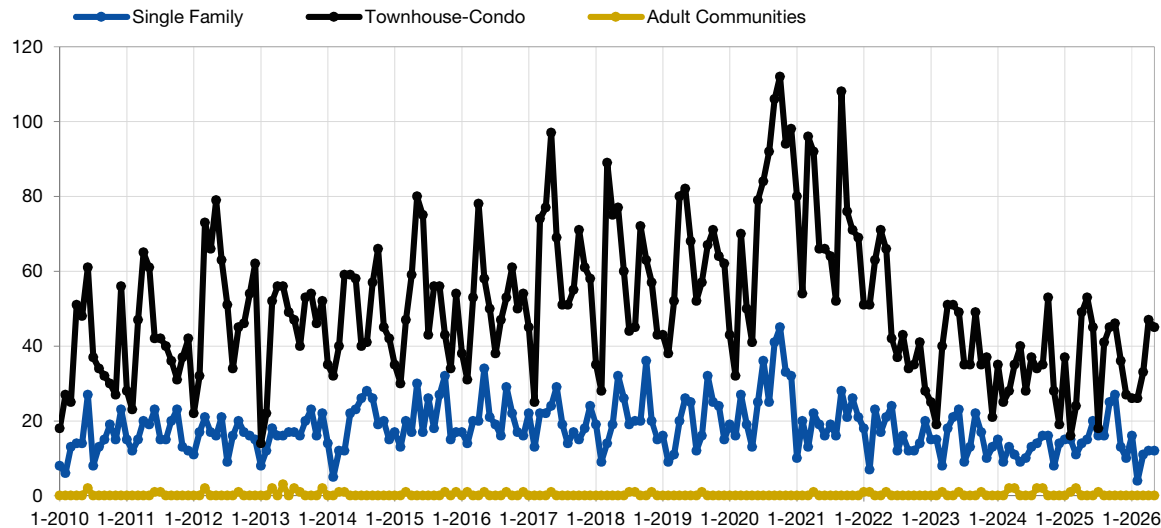
May



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.

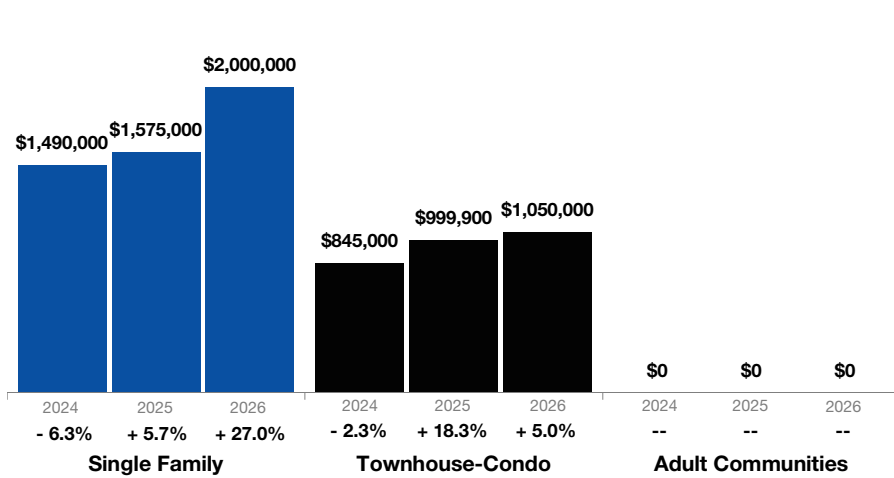
	Single Family	Townhouse-Condo	Adult Communities
June 2025	20	45	0
July 2025	16	18	1
August 2025	16	41	0
September 2025	25	45	0
October 2025	27	46	0
November 2025	13	36	0
December 2025	10	27	0
January 2026	16	26	0
February 2026	4	26	0
March 2026	11	33	0
April 2026	12	47	0
May 2026	12	45	0
12-Month Avg.	15	36	0

Median Sales Price

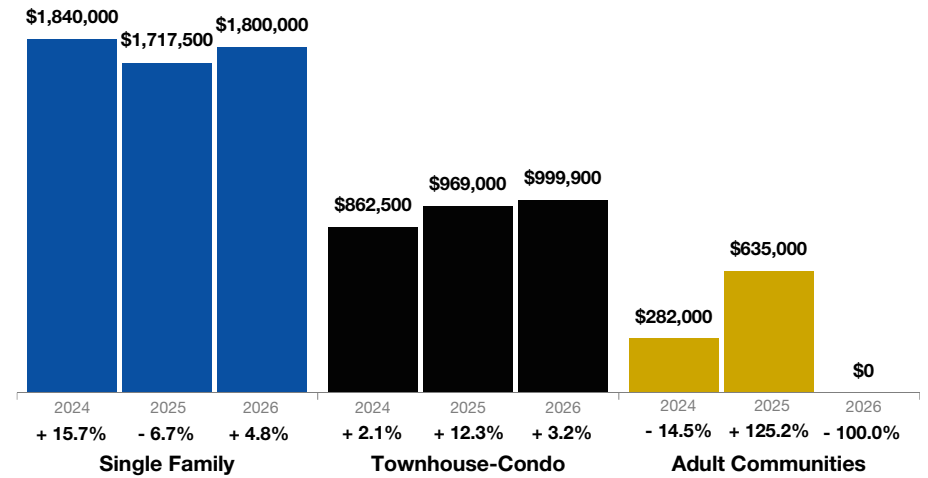
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



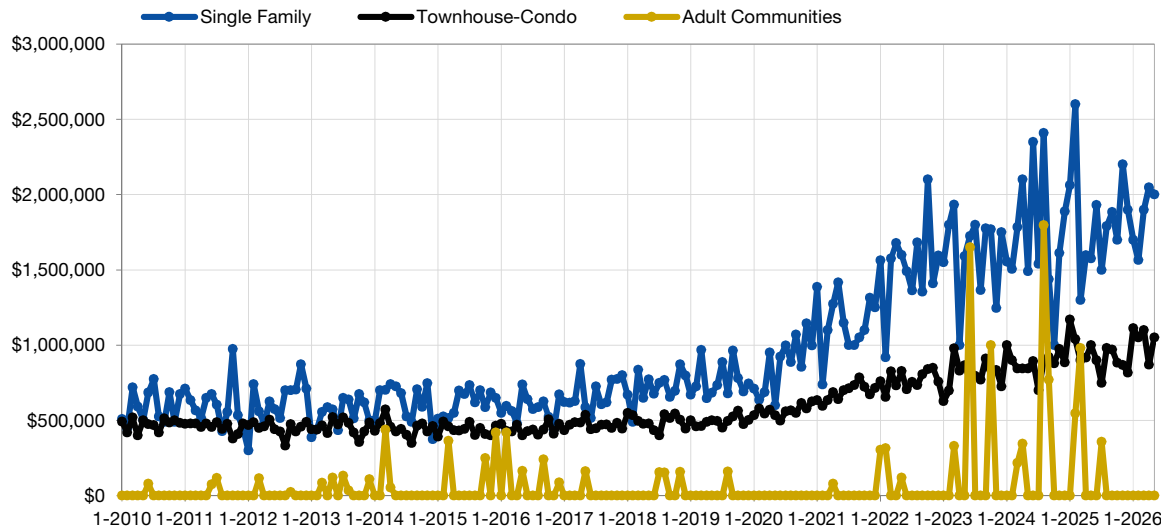
May



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
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	\$2,047,500	\$870,000	\$0
May 2026	\$2,000,000	\$1,050,000	\$0
12-Month Med.*	\$1,812,500	\$949,900	\$358,000

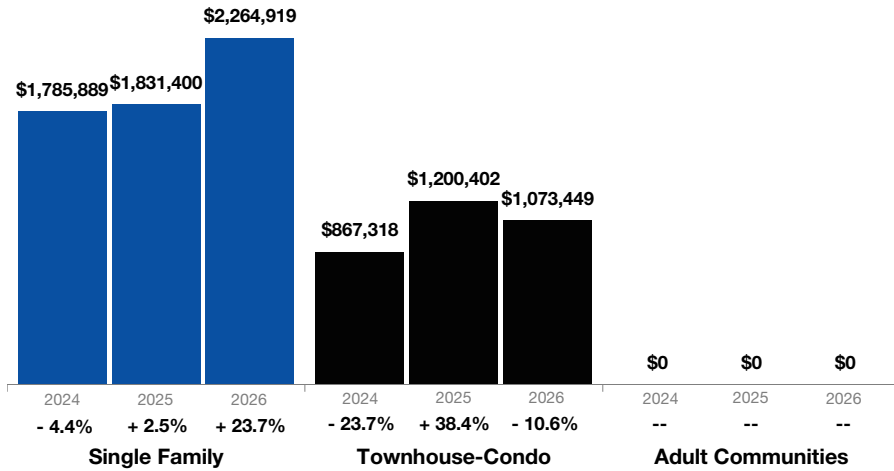
* Median Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Average Sales Price

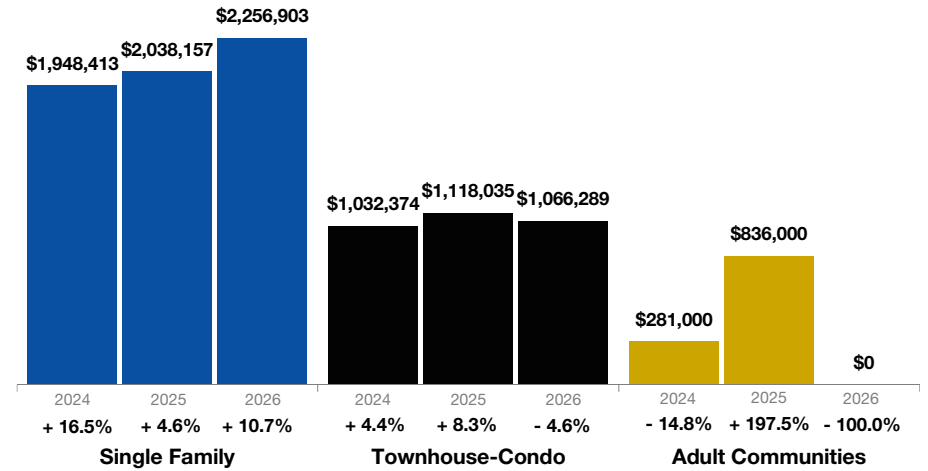
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



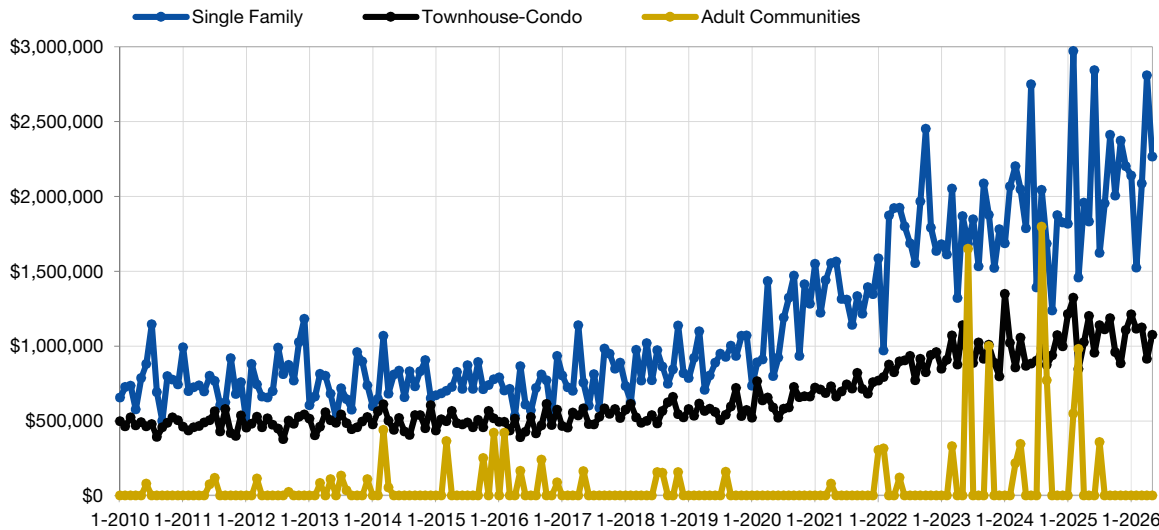
May



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
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	\$2,808,042	\$913,504	\$0
May 2026	\$2,264,919	\$1,073,449	\$0
12-Month Avg.*	\$2,227,170	\$1,049,839	\$358,000

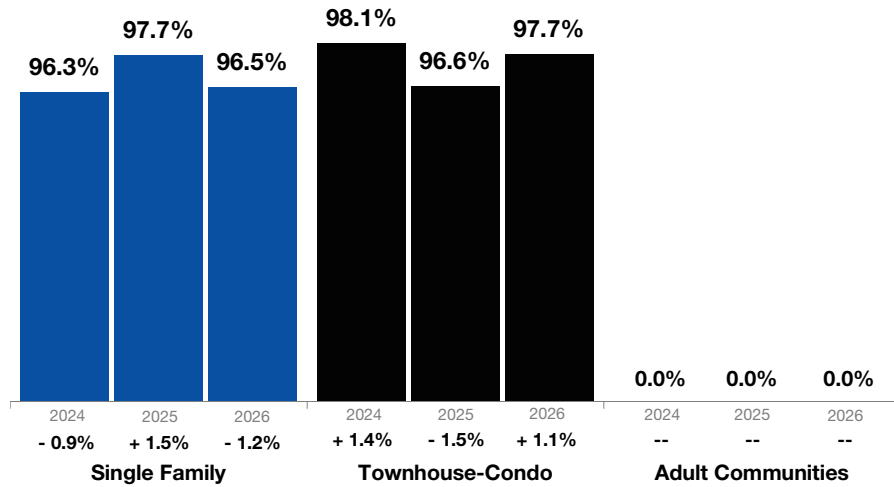
* Avg. Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Percent of List Price Received

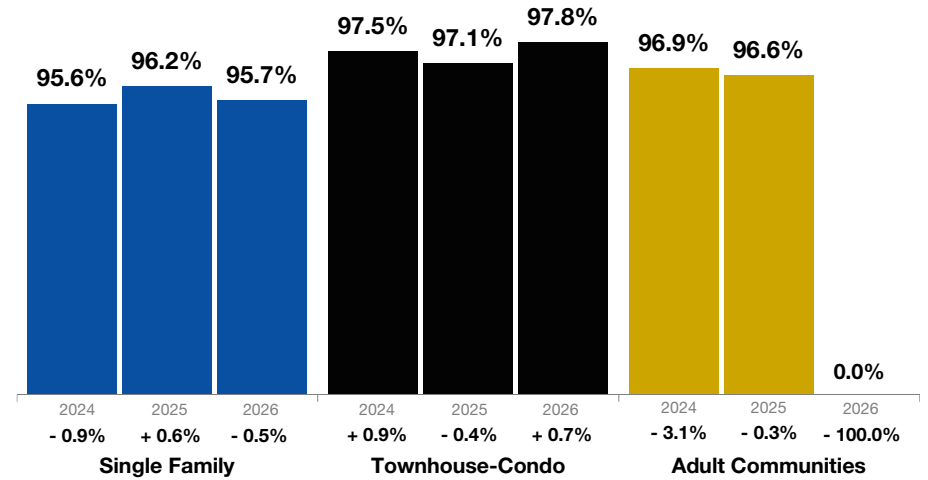


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

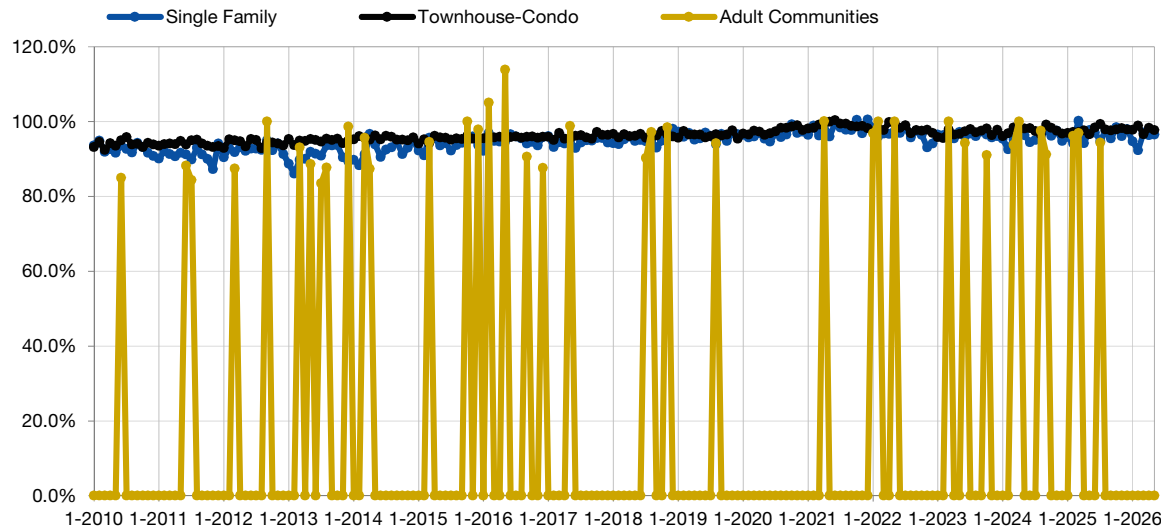
May



Year to Date



Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
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	96.3%	98.3%	0.0%
May 2026	96.5%	97.7%	0.0%
12-Month Avg.*	96.5%	98.0%	94.3%

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

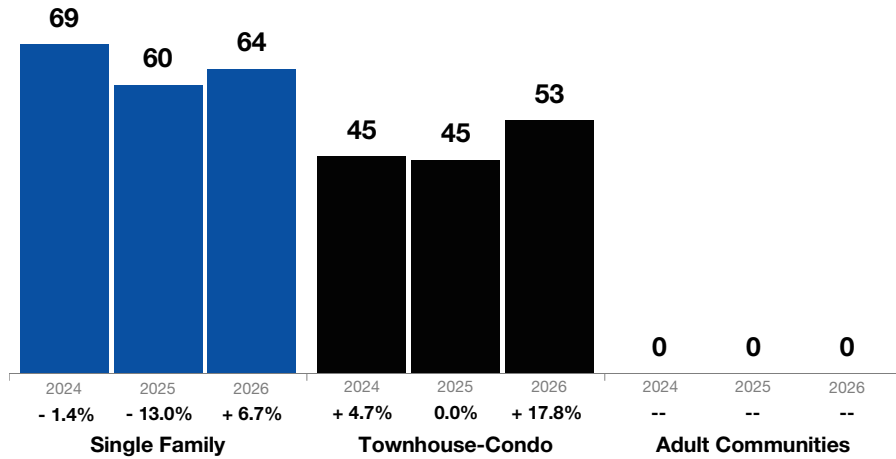
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Days on Market Until Sale

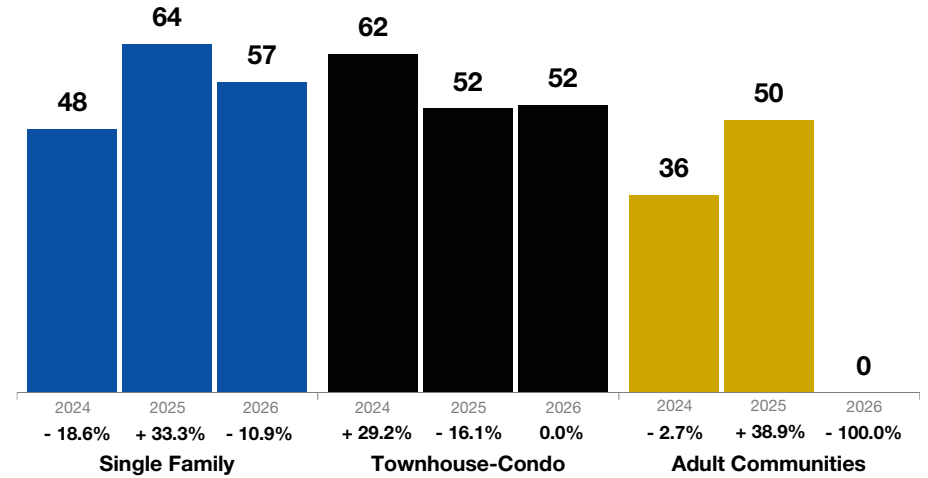
Average number of days between when a property is listed and when an offer is accepted in a given month.



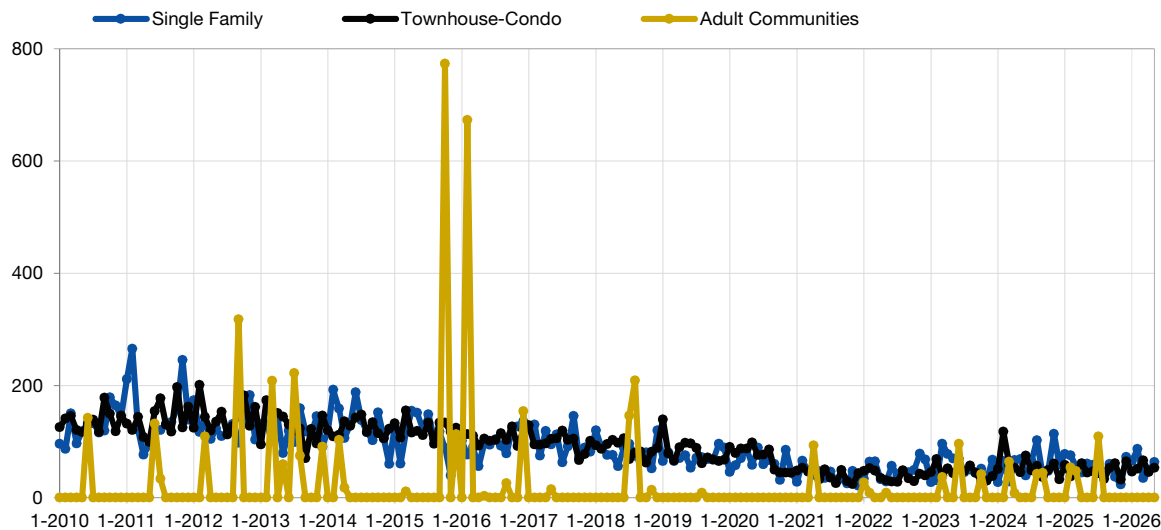
May



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
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	47	46	0
May 2026	64	53	0
12-Month Avg.*	52	50	109

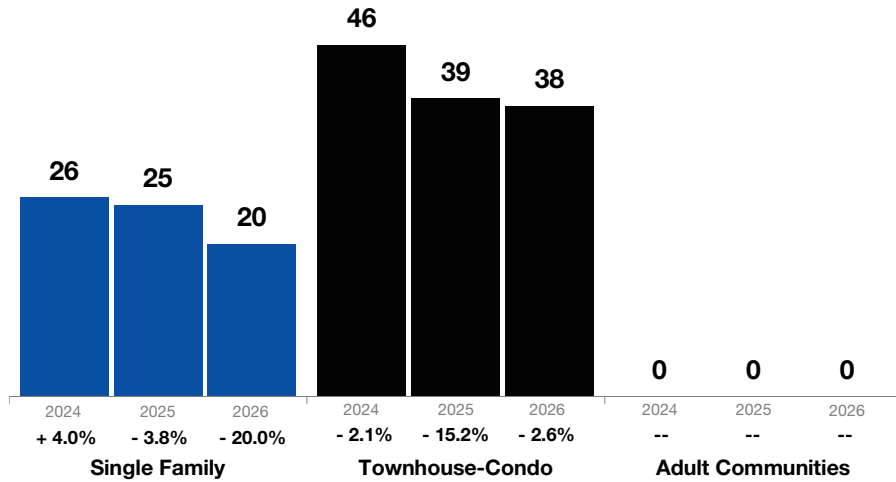
* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Housing Affordability Index

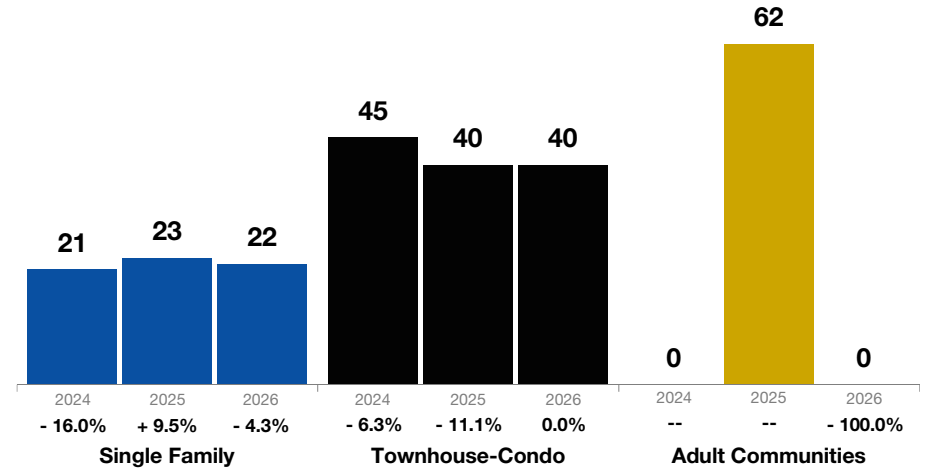


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

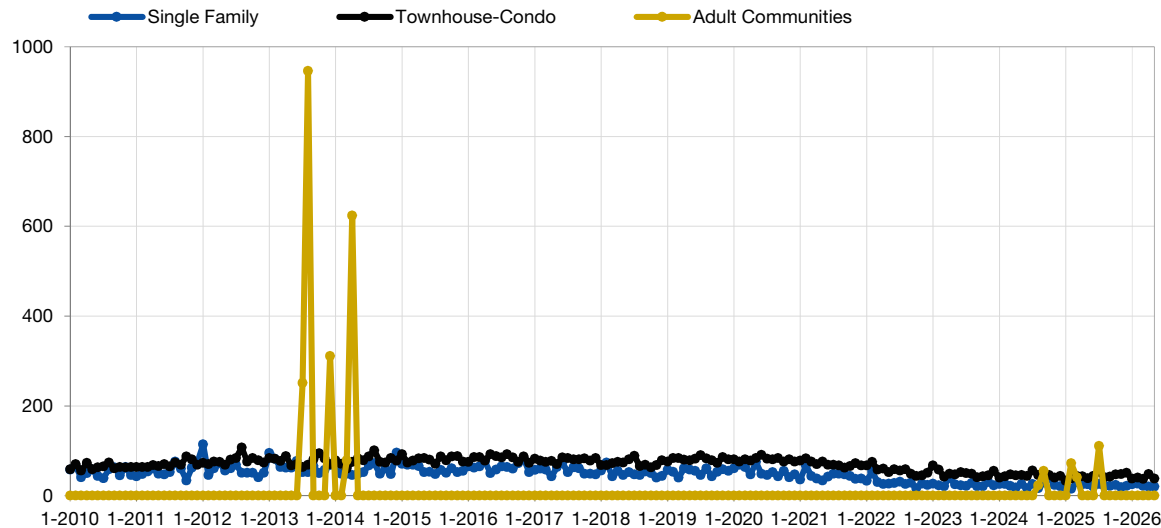
May



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
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	48	0
May 2026	20	38	0
12-Month Avg.*	22	44	9

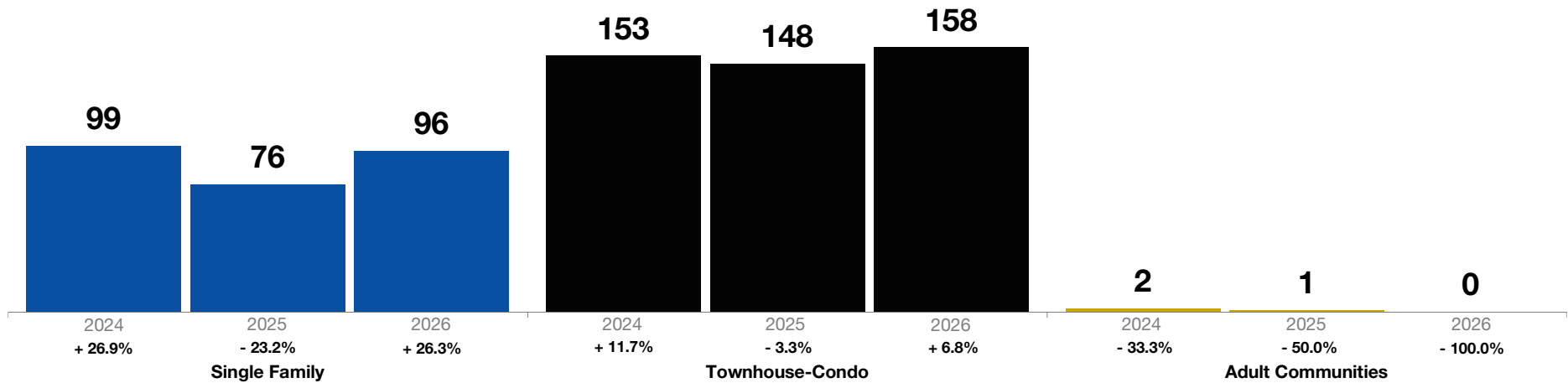
* Affordability Index for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

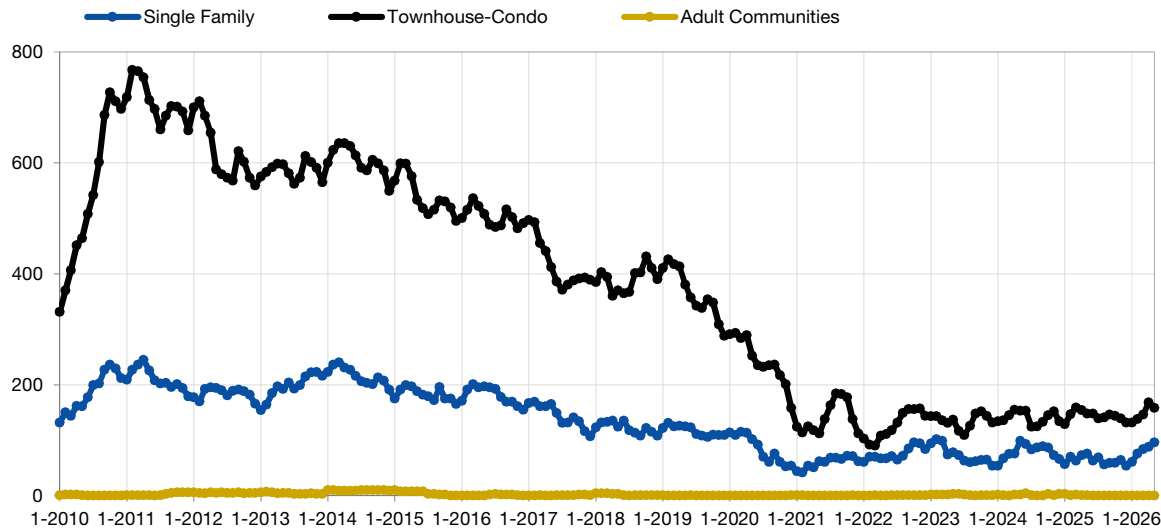
The number of properties available for sale in active status at the end of a given month.



May



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.

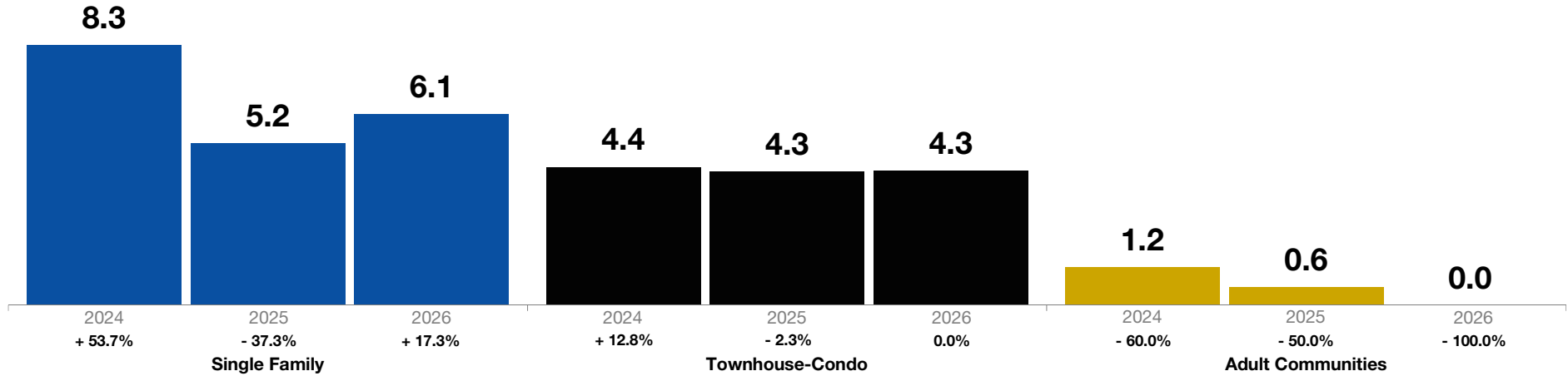
	Single Family	Townhouse-Condo	Adult Communities
June 2025	63	148	0
July 2025	69	139	0
August 2025	56	141	0
September 2025	59	146	0
October 2025	59	144	0
November 2025	64	139	0
December 2025	54	132	0
January 2026	61	132	0
February 2026	76	138	0
March 2026	84	146	0
April 2026	88	168	0
May 2026	96	158	0
12-Month Avg.	69	144	0

Months Supply of Inventory

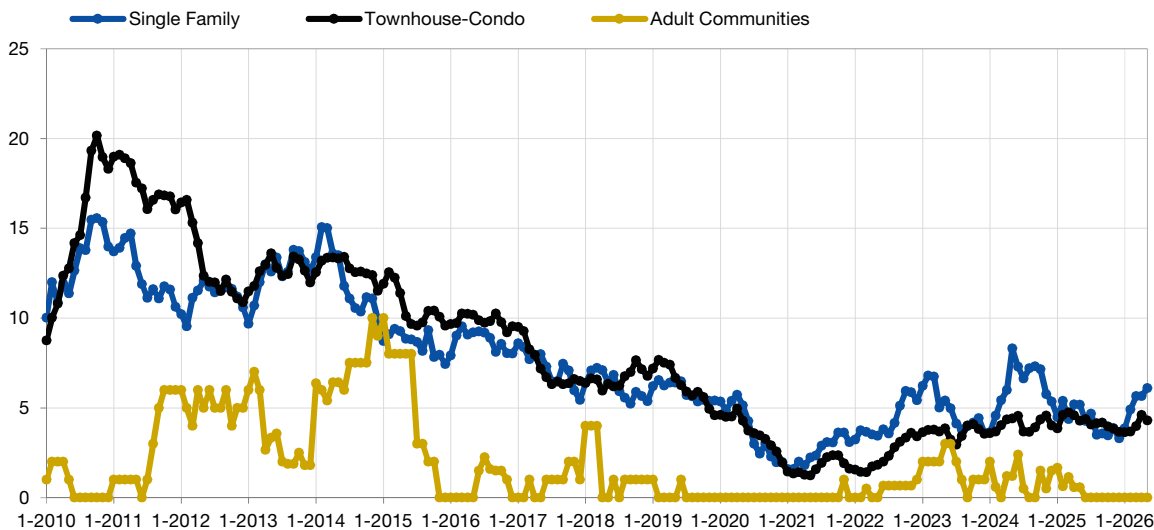


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

May



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
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	3.7	0.0
March 2026	5.7	4.0	0.0
April 2026	5.6	4.6	0.0
May 2026	6.1	4.3	0.0
12-Month Avg.*	4.4	4.0	0.0

* Months Supply for all properties from June 2025 through May 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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		95	97	+ 2.1%	464	481	+ 3.7%
Pending Sales		54	59	+ 9.3%	260	258	- 0.8%
Closed Sales		68	57	- 16.2%	253	232	- 8.3%
Median Sales Price		\$1,212,500	\$1,149,000	- 5.2%	\$1,100,000	\$1,172,500	+ 6.6%
Average Sales Price		\$1,339,593	\$1,324,285	- 1.1%	\$1,365,479	\$1,348,547	- 1.2%
Pct. of List Price Received		96.8%	97.5%	+ 0.7%	96.8%	97.3%	+ 0.5%
Days on Market		48	55	+ 14.6%	55	53	- 3.6%
Housing Affordability Index		32	35	+ 9.4%	36	34	- 5.6%
Inventory of Homes for Sale		225	254	+ 12.9%	--	--	--
Months Supply of Inventory		4.5	4.8	+ 6.7%	--	--	--