

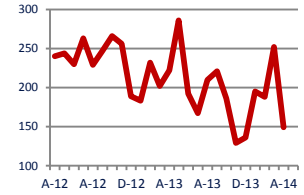
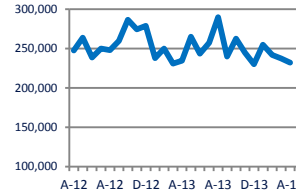
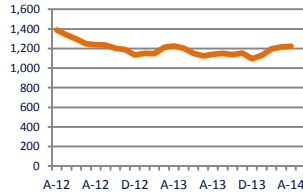
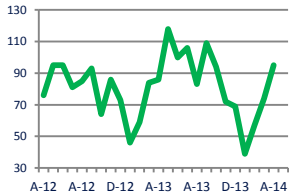


Focus On: Ocean City Housing Market

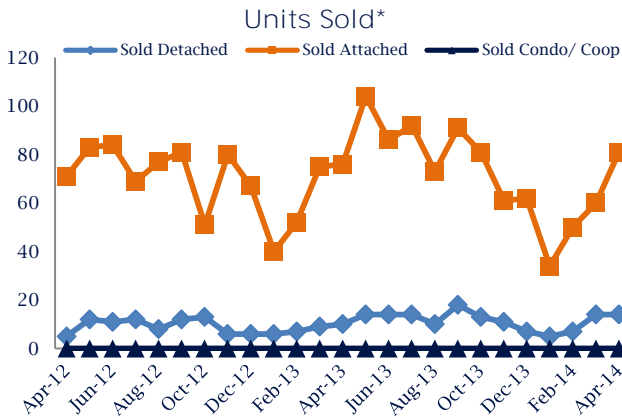
April 2014

Zip Code(s): 21842 and 21843

Units Sold 95	Active Inventory 1,223	Median Sale Price \$232,000	Days On Market 149
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Up 10% Vs. Year Ago	No Change Vs. Year Ago	Down -1% Vs. Year Ago	Down -33% Vs. Year Ago
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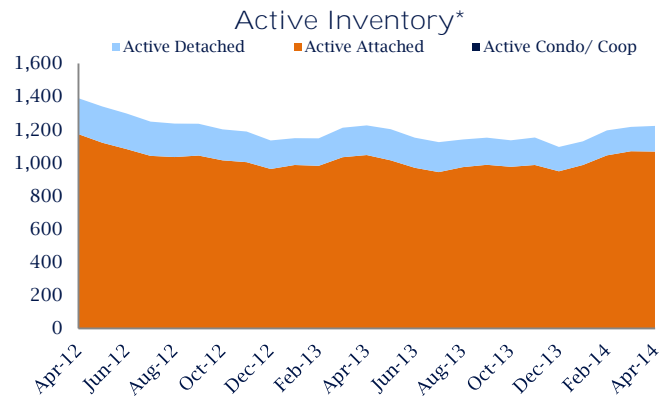


Units Sold

There was an increase in total units sold in April, with 95 sold this month in Ocean City versus 74 last month, an increase of 28%. This month's total units sold was higher than at this time last year, an increase of 10% versus April 2013.

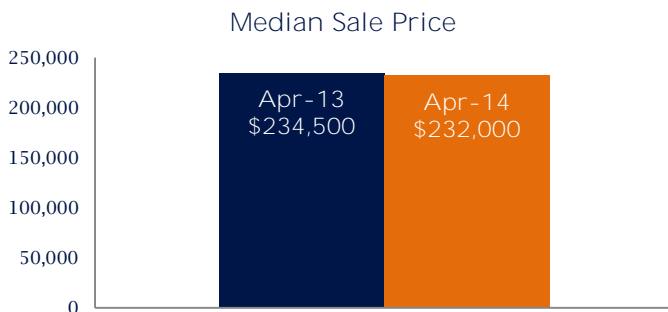
Active Inventory

The total number of homes available this month is 1,223 units, which is similar compared to a year ago. This month's supply of available homes remained stable as compared to the previous month's supply.



Median Sale Price

Last April, the median sale price for Ocean City Homes was \$234,500. This April, the median sale price was \$232,000, a decrease of 1% or \$2,500 compared to last year. The current median sold price is 2% lower than in March.



Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Ocean City are defined as properties listed in zip code/s 21842 and 21843.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by CAR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CAR or Long & Foster Real Estate, Inc.





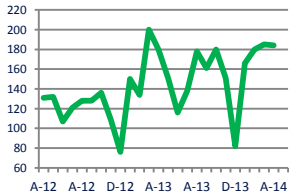
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April 2014

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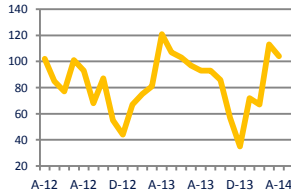
New Listings

184



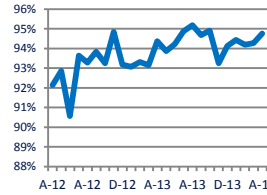
Current Contracts

104



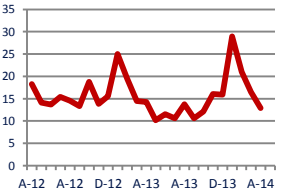
Sold Vs. List Price

94.8%



Months of Supply

12.9



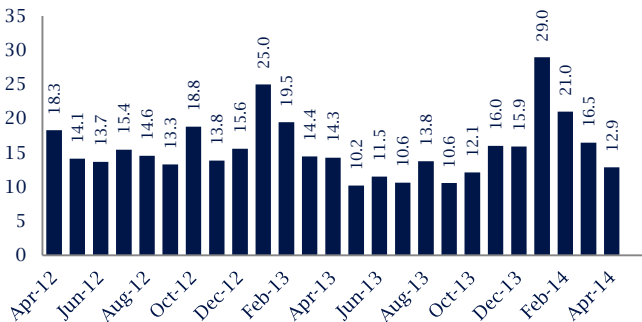
Up 2%
Vs. Year Ago

Down -14%
Vs. Year Ago

No Change
Vs. Year Ago

Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

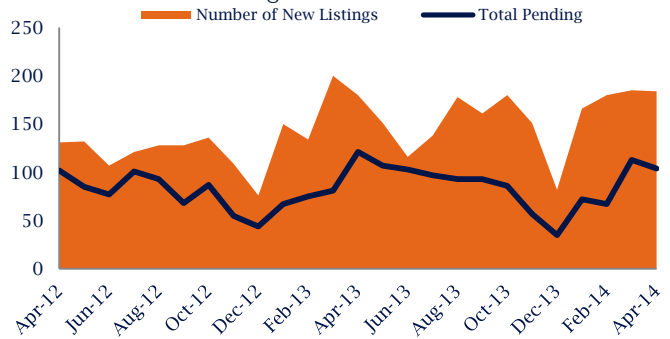
In April, there was 12.9 months of supply available in Ocean City, compared to 14.3 in April 2013. That is a decrease of 10% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

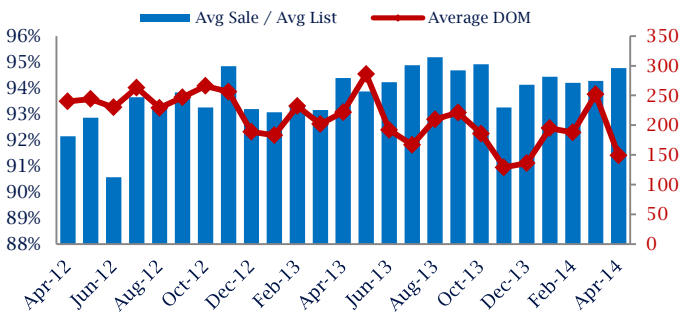
New Listings & Current Contracts

This month there were 184 homes newly listed for sale in Ocean City compared to 180 in April 2013, an increase of 2%. There were 104 current contracts pending sale this April compared to 121 a year ago. The number of current contracts is 14% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Ocean City was 94.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 149, lower than the average last year, which was 222, a decrease of 33%.

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