

February 2020  
Ocean City, MD

Sold Summary

	Feb 2020	Feb 2019	% Change
Sold Dollar Volume	\$29,574,697	\$22,479,809	31.56%
Avg Sold Price	\$283,837	\$299,730	-5.30%
Median Sold Price	\$234,000	\$260,000	-10.00%
Units Sold	100	75	33.33%
Avg Days on Market	93	130	-28.46%
Avg List Price for Solds	\$295,746	\$317,807	-6.94%
Avg SP to OLP Ratio	94.0%	93.1%	0.88%
Ratio of Avg SP to Avg OLP	93.7%	92.0%	1.83%
Attached Avg Sold Price	\$265,206	\$296,330	-10.50%
Detached Avg Sold Price	\$368,711	\$324,666	13.57%
Attached Units Sold	82	66	24.24%
Detached Units Sold	18	9	100.00%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Feb 2020	Feb 2019	% Change
Active Listings	588	814	-27.76%
New Listings	170	182	-6.59%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	184	136	35.29%
All Pendings	230	166	38.55%

Financing (Sold)

Assumption	0
Cash	22
Conventional	75
FHA	0
Other	0
Owner	0
VA	2

Days on Market (Sold)

0	0
1 to 10	19
11 to 20	5
21 to 30	9
31 to 60	14
61 to 90	18
91 to 120	6
121 to 180	12
181 to 360	12
361 to 720	5
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	1	0	1	0	0	0	0	0	15	1
\$50K to \$99,999	0	0	0	0	0	0	0	2	1	2
\$100K to \$149,999	1	3	0	0	0	0	9	0	14	24
\$150K to \$199,999	0	11	1	0	0	0	7	4	16	42
\$200K to \$299,999	0	7	4	2	0	0	17	7	38	77
\$300K to \$399,999	0	3	3	3	1	0	12	12	43	66
\$400K to \$499,999	0	0	1	0	3	2	2	9	15	41
\$500K to \$599,999	0	0	0	0	0	1	1	6	21	31
\$600K to \$799,999	0	0	0	0	1	0	1	9	17	30
\$800K to \$999,999	0	0	0	0	0	0	0	7	7	9
\$1M to \$2,499,999	0	0	0	0	1	0	1	13	4	5
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>2</b>	<b>24</b>	<b>10</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>50</b>	<b>69</b>	<b>191</b>	<b>328</b>
Avg Sold Price	\$68,750	\$205,650	\$272,940	\$298,170	\$628,316	\$489,333	\$277,050			
Prev Year - Avg Sold Price	\$95,000	\$197,475	\$249,250	\$372,900	\$578,333	\$525,000	\$313,123			
Avg Sold % Change	-27.63%	4.14%	9.50%	-20.04%	8.64%	-6.79%	-11.52%			
Prev Year - # of Solds	2	14	4	5	3	1	46			

Active Detail