

# Ocean City, New Jersey

## 2002 Summary Listings

Class/Area	Total Active	Median Active Price	New Listings	Average DOM
<b>Singles</b>				
18th - 34th Street	4	\$562,200.00	18	133
Bay Area	22	\$1,775,000	53	160
Bayslanding	2	\$594,900.00	8	144
Boardwalk	6	\$620,000.00	10	175
Central	7	399,500.00	19	106
Gardens	18	\$1,035,000.00	40	197
Gold Coast	11	\$1,400,000.00	14	170
Merion Park	6	\$419,450.00	22	99
Northend	16	\$599,900.00	42	138
OC Homes	4	\$419,900.00	9	119
Riviera	8	\$1,124,950.00	12	234
Southend	9	\$995,000.00	25	136
<b>Singles</b>	<b>117</b>		<b>272</b>	<b>172</b>
<b>Condos</b>	<b>368</b>	\$459,900.00	<b>760</b>	<b>169</b>
<b>Multi-Family</b>	<b>50</b>	\$479,450.00	<b>101</b>	<b>182</b>
<b>TOTALS</b>	<b>535</b>		<b>1133</b>	<b>173 Avg.</b>

## Sales

Class Area	Total Sold	Median Sale Price	Sold Volume	Average Sale Amount	Percent of List
<b>Singles</b>					
18th-34th Street	18	\$410,000.00	\$8,518,000	\$473,222.00	93.99%
Bay Area	50	\$461,250.00	\$30,192,500.00	\$603,850.00	91.54%
Bayslanding	13	\$340,000	\$4,634,900	\$356,530	92.17%
Boardwalk	7	\$396,000.00	\$3,157,900	\$451,128	97.48%
Central	22	\$237,500.00	\$8,146,800.00	370,309.00	88.94%
Gardens	38	\$457,450.00	23,822,675.00	\$626,912	94.79%
Gold Coast	9	\$625,000.00	\$6,155,001	\$683,889	94.53%
Merion Park	20	\$216,250	\$4,465,200	\$223,260	96.07%
Northend	42	\$287,500	\$13,532,115	\$322,193	94.83%
OC Homes	10	\$347,950	\$3,380,300	\$338,030	98.51%
Riviera	14	\$522,500	\$8,061,500	\$575,821.00	94.66%
Southend	26	\$387,500	\$14,127,700	\$543,373	93.96%
<b>Singles</b>	<b>269</b>				
<b>Condos</b>	<b>862</b>	\$322,250.00	\$307,916,617	\$357,211	97.15%
<b>Multi-Family</b>	<b>103</b>	\$350,000	\$46,052,050	\$447,107	92.50%
<b>TOTALS</b>	<b>1234</b>				