

# Ocean City, New Jersey

## 2003 Summary Listings

Class/Area	Total Active	Median Active Price	New Listings	Average DOM
<b>Singles</b>				
18th - 34th Street	5	\$735,000	21	150
Bay Area	29	\$1,200,000	41	164
Bayslanding	5	\$549,900	11	194
Boardwalk	4	\$849,950	6	324
Central	10	\$737,450	20	101
Gardens	22	\$872,450	52	160
Gold Coast	13	\$1,029,000	20	166
Merion Park	12	\$624,900	25	99
Northend	16	\$459,900	43	123
OC Homes	5	\$449,900	13	115
Riviera	6	\$1,764,000	16	171
Southend	15	\$739,900	28	178
<b>Singles</b>	<b>142</b>		<b>296</b>	<b>162</b>
<b>Condos</b>	<b>446</b>	\$527,000	<b>884</b>	<b>148</b>
<b>Multi-Family</b>	<b>43</b>	\$795,000	<b>118</b>	<b>153</b>
<b>TOTALS</b>	<b>631</b>		<b>1298</b>	<b>154 Avg.</b>

## Sales

Class Area	Total Sold	Median Sale Price	Sold Volume	Average Sale Amount	Percent of List
<b>Singles</b>					
18th-34th Street	21	\$525,000	\$12,544,650	\$597,364	94.96%
Bay Area	34	\$469,950	\$25,247,325	\$742,568	89.90%
Bayslanding	12	\$458,500	\$5,551,900	\$462,658	96.53%
Boardwalk	9	\$627,000	\$6,404,500	\$711,611	95.75%
Central	11	\$329,000	\$4,772,900	\$433,900	96.55%
Gardens	43	\$780,000	\$40,203,250	\$934,959	93.75%
Gold Coast	16	\$944,500	\$21,199,000	\$1,324,937	90.18%
Merion Park	19	\$292,600	\$5,980,000	\$314,742	96.72%
Northend	37	\$400,000	\$17,912,100	\$484,110	95.28%
OC Homes	10	\$405,000	\$4,087,700	\$408,770	96.78%
Riviera	20	\$690,000	\$15,364,000	\$768,200	95.16%
Southend	17	\$606,000	\$14,673,100	\$863,123	98.30%
<b>Singles</b>	<b>249</b>				
<b>Condos</b>	<b>807</b>	\$399,900	\$351,701,363	\$435,813	96.65%
<b>Multi-Family</b>	<b>107</b>	\$412,000	\$56,062,950	\$523,952	93.25%
<b>TOTALS</b>	<b>1163</b>				