

# Ocean City, New Jersey

## 2004 Summary Listings

Class/Area	Total Active	Median Active Price	New Listings	Average DOM
<b>Singles</b>				
18th - 34th Street	7	\$789,900	16	138
Bay Area	38	\$995,000	59	220
Bayslanding	7	\$939,900	17	166
Boardwalk	4	\$794,900	8	168
Central	11	\$695,000	22	139
Gardens	30	\$1,550,000	54	201
Gold Coast	5	\$1,199,000	10	205
Merion Park	15	\$849,900	22	210
Northend	22	\$884,900	52	130
OC Homes	5	\$595,000	9	116
Riviera	15	\$1,650,000	28	163
Southend	10	\$1,484,500	24	199
<b>Singles</b>	<b>169</b>		<b>321</b>	<b>171</b>
<b>Condos</b>	<b>515</b>	\$579,900	<b>1066</b>	<b>155</b>
<b>Multi-Family</b>	<b>60</b>	\$897,450	<b>99</b>	<b>158</b>
<b>TOTALS</b>	<b>744</b>		<b>1486</b>	<b>161 Avg.</b>

## Sales

Class Area	Total Sold	Median Sale Price	Sold Volume	Average Sale Amount	Percent of List
<b>Singles</b>					
18th-34th Street	13	\$649,900	\$11,014,800	\$847,292	97.27%
Bay Area	48	\$800,000	\$47,550,300	\$990,631	93.11%
Bayslanding	13	\$525,000	\$7,872,300	\$605,561	99.96%
Boardwalk	9	\$675,000	\$5,579,900	\$619,988	95.00%
Central	20	\$523,750	\$10,783,000	\$539,150	92.76%
Gardens	47	\$825,000	\$47,398,400	\$1,008,476	94.98%
Gold Coast	13	\$975,000	\$13,181,800	\$1,013,984	95.72%
Merion Park	18	\$371,000	\$9,008,408	\$500,467	97.55%
Northend	43	\$450,000	\$22,394,175	\$520,794	96.38%
OC Homes	9	\$445,000	\$4,476,900	\$497,433	95.41%
Riviera	20	\$1,151,000	\$22,772,000	\$1,138,600	93.94%
Southend	24	\$637,500	\$19,549,500	\$814,562	95.42%
<b>Singles</b>	<b>277</b>				
<b>Condos</b>	<b>951</b>	\$495,000	\$532,502,799	\$559,939	97.36%
<b>Multi-Family</b>	<b>80</b>	\$577,500	\$56,960,789	\$712,009	92.19%
<b>TOTALS</b>	<b>1308</b>				