

# Ocean City, New Jersey

## 2005 Summary Listings

Class/Area	Total Active	Median Active Price	New Listings	Average DOM
<b>Singles</b>				
18th - 34th Street	16	\$899,000	23	195
Bay Area	39	\$1,089,000	54	221
Bayslanding	15	\$1,250,000	19	153
Boardwalk	11	\$999,997	11	198
Central	16	\$869,700	22	212
Gardens	54	\$1,992,450	77	154
Gold Coast	14	\$1,324,500	12	243
Merion Park	18	\$857,900	25	187
Northend	24	\$699,450	42	196
OC Homes	8	\$669,900	15	161
Riviera	28	\$1,847,450	28	265
Southend	10	\$737,000	21	159
<b>Singles</b>	<b>253</b>		<b>349</b>	<b>195</b>
<b>Condos</b>	<b>898</b>	\$679,900	<b>1339</b>	<b>157</b>
<b>Multi-Family</b>	<b>90</b>	\$982,000	<b>121</b>	<b>154</b>
<b>TOTALS</b>	<b>1241</b>		<b>1809</b>	<b>168</b>

## Sales

Class Area	Total Sold	Median Sale Price	Sold Volume	Average Sale Amount	Percent of List
<b>Singles</b>					
18th-34th Street	21	\$770,000	\$16,479,800	\$784,752	96.48%
Bay Area	42	\$912,500	\$44,467,000	\$1,058,738	92.65%
Bayslanding	13	\$655,000	\$11,581,400	\$890,876	97.78%
Boardwalk	6	\$929,950	\$5,994,700	\$999,116	94.86%
Central	14	\$492,000	\$9,518,000	\$679,857	94.72%
Gardens	40	\$958,000	\$48,229,200	\$1,205,730	93.30%
Gold Coast	10	\$1,069,999	\$11,875,799	\$1,187,579	96.74%
Merion Park	15	\$555,000	\$9,460,400	\$630,693	95.95%
Northend	36	\$762,375	\$28,566,175	\$793,504	96.11%
OC Homes	12	\$607,500	\$7,230,500	\$602,541	95.78%
Riviera	13	\$1,239,900	\$18,887,300	\$1,452,869	97.15%
Southend	19	\$790,000	\$20,275,400	\$1,067,126	92.07%
<b>Singles</b>	<b>241</b>				
<b>Condos</b>	<b>901</b>	\$545,000	\$560,062,960	\$621,601	96.65%
<b>Multi-Family</b>	<b>66</b>	\$675,000	\$61,355,299	\$929,625	94.36%
<b>TOTALS</b>	<b>1208</b>				