

Ocean City, New Jersey

2006 Summary Listings

Class/Area	Total Active	Median Active Price	New Listings	Average DOM
Singles				
18th - 34th Street	11	\$839,900	21	97
Bay Area	47	\$1,395,000	49	103
Bayslanding	7	\$1,289,000	11	129
Boardwalk	11	\$895,000	8	26
Central	14	\$899,450	15	107
Gardens	57	\$1,599,900	58	111
Gold Coast	10	\$874,450	11	250
Merion Park	18	\$756,950	15	102
Northend	32	\$744,000	34	154
OC Homes	5	\$555,000	10	94
Riviera	29	\$1,595,000	29	108
Southend	14	\$1,079,900	16	191
Singles	255		277	123
Condos	1053	\$549,900	1250	121
Multi-Family	97	\$895,000	93	155
TOTALS	1405			133

Sales

Class Area	Total Sold	Median Sale Price	Sold Volume	Average Sale Amount	Percent of List
Singles					
18th-34th Street	20	\$710,000	\$14,959,000	\$747,950	90.66%
Bay Area	21	\$730,000	\$20,136,300	\$958,871	91.16%
Bayslanding	10	\$699,900	\$7,852,050	\$785,205	92.39%
Boardwalk	1	\$535,000	\$535,000	\$535,000	94.02%
Central	8	\$460,000	\$4,119,900	\$514,987	92.30%
Gardens	19	\$999,999	\$23,959,999	\$1,261,052	93.40%
Gold Coast	6	\$1,224,500	\$7,501,000	\$1,250,166	90.40%
Merion Park	5	\$575,000	\$3,555,000	\$711,000	91.16%
Northend	10	\$595,000	\$6,641,250	\$664,125	90.00%
OC Homes	9	\$540,000	\$4,619,000	\$513,222	92.82%
Riviera	11	\$1,251,000	\$15,471,000	\$1,406,454	89.21%
Southend	8	\$1,200,000	\$10,760,000	\$1,345,000	90.10%
Singles	128				
Condos	534	\$510,000	\$295,485,023	\$553,342	93.25%
Multi-Family	28	\$647,500	\$20,597,999	\$735,642	88.60%
TOTALS	690				