

# Ocean City, New Jersey

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## Market Statistics for April 2009

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,063	\$866,672	212
RE	All	243	\$1,371,786	204
RE	1 bedroom	1	\$519,900	105
RE	2 bedroom	19	\$455,015	206
RE	3 bedroom	56	\$875,798	174
RE	4 bedroom	95	\$1,216,976	188
RE	5+ bedroom	72	\$2,215,573	250
LD	All	34	\$1,461,308	294
MF	All	74	\$1,160,397	180
CN	All	712	\$635,357	213
CN	1 bedroom	137	\$200,551	236
CN	2 bedroom	92	\$388,690	178
CN	3 bedroom	230	\$522,213	164
CN	4 bedroom	183	\$853,839	231
CN	5+ bedroom	70	\$1,611,107	333

Class	Bedrooms	Total Listed	Num Sold	Pct Sold	Avg List Price Sold	Avg Sale Price Sold	Sale Price/List Price Ratio	Avg DOM Sold	Avg List Price Unsold	Pct Expired
All	All	119	56	48.28%	\$608,433	\$555,897	91.37%	125	\$942,694	25.21%
RE	All	32	11	34.38%	\$993,754	\$884,818	89.04%	155	\$1,573,784	21.88%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	3	1	33.33%	\$379,900	\$320,000	84.23%	41	\$0	0.00%
RE	3 bedroom	8	3	37.50%	\$439,600	\$410,166	93.30%	203	\$1,656,580	25.00%
RE	4 bedroom	14	3	21.43%	\$787,933	\$718,333	91.17%	76	\$1,014,783	21.43%
RE	5+ bedroom	7	4	57.14%	\$1,717,200	\$1,506,875	87.75%	206	\$1,941,287	28.57%
LD	All	3	0	0.00%	\$0	\$0	0.00%	0	\$789,900	0
MF	All	5	2	40.00%	\$664,000	\$602,500	90.74%	59	\$1,033,560	0
CN	All	79	43	54.43%	\$507,279	\$469,587	92.57%	120	\$699,906	29.11%
CN	1 bedroom	12	2	16.67%	\$155,950	\$146,000	93.62%	77	\$259,872	75.00%
CN	2 bedroom	12	5	41.67%	\$256,740	\$237,180	92.38%	55	\$451,720	25.00%
CN	3 bedroom	29	22	75.86%	\$441,322	\$416,863	94.46%	103	\$559,391	13.79%
CN	4 bedroom	18	10	55.56%	\$735,640	\$679,335	92.35%	128	\$934,472	33.33%
CN	5+ bedroom	8	4	50.00%	\$787,975	\$687,500	87.25%	296	\$1,586,225	12.50%

CLASS LEGEND: **RE** - RESIDENTIAL, **MF** - MULTI-FAMILY, **CN** - CONDOMINIUM, **LD** - LOTS/LAND

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