

Ocean City, New Jersey

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Market Statistics for April 2010

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,097	\$854,562	208
RE	All	241	\$1,340,510	240
RE	1 bedroom	0	\$0	0
RE	2 bedroom	15	\$458,420	160
RE	3 bedroom	46	\$829,749	214
RE	4 bedroom	105	\$1,157,699	231
RE	5+ bedroom	75	\$2,086,130	286
LD	All	43	\$1,173,518	226
MF	All	80	\$1,121,114	213
CN	All	733	\$646,987	196
CN	1 bedroom	134	\$210,842	215
CN	2 bedroom	104	\$387,257	160
CN	3 bedroom	230	\$498,956	187
CN	4 bedroom	198	\$895,188	192
CN	5+ bedroom	67	\$1,697,110	259

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	182	65	36.93%	\$532,198	\$498,307	93.63%	115	\$1,009,516	23.08%
RE	All	41	13	31.71%	\$662,338	\$615,230	92.89%	99	\$1,753,272	24.39%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	4	1	25.00%	\$750,000	\$725,000	96.67%	0	\$399,900	25.00%
RE	3 bedroom	11	5	45.45%	\$527,760	\$499,600	94.66%	165	\$962,950	18.18%
RE	4 bedroom	13	4	30.77%	\$775,950	\$718,000	92.53%	77	\$1,709,057	30.77%
RE	5+ bedroom	13	3	23.08%	\$705,933	\$634,333	89.86%	53	\$2,553,875	23.08%
LD	All	6	0	0.00%	\$0	\$0	0.00%	0	\$1,655,975	33.33%
MF	All	6	1	16.67%	\$469,900	\$437,500	93.10%	38	\$1,613,266	16.67%
CN	All	129	51	39.53%	\$500,247	\$469,696	93.89%	120	\$669,193	22.48%
CN	1 bedroom	22	9	40.91%	\$181,833	\$170,333	93.68%	137	\$131,109	22.73%
CN	2 bedroom	18	4	22.22%	\$327,400	\$308,000	94.07%	268	\$346,785	5.56%
CN	3 bedroom	44	26	59.09%	\$451,203	\$426,076	94.43%	106	\$505,245	20.45%
CN	4 bedroom	31	11	35.48%	\$935,027	\$872,863	93.35%	97	\$840,153	29.03%
CN	5+ bedroom	14	1	7.14%	\$549,900	\$510,000	92.74%	1	\$1,780,487	35.71%

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

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