

# Ocean City, New Jersey

www.chipcollins.com

## Market Statistics for August 2009

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,063	\$866,633	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	\$635,299	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	\$853,615	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	157	37	23.57%	\$588,427	\$538,581	91.53%	114	\$955,674	29.94%
RE	All	29	6	20.69%	\$819,033	\$743,866	90.82%	97	\$987,239	20.69%
RE	1 bedroom	1	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	1	1	100.00%	\$284,500	\$285,000	100.18%	29	\$197,900	0
RE	3 bedroom	9	3	33.33%	\$510,233	\$471,066	92.32%	121	\$501,975	22.22%
RE	4 bedroom	13	1	7.69%	\$1,250,000	\$1,125,000	90.00%	1	\$1,034,035	23.08%
RE	5+ bedroom	5	1	20.00%	\$1,849,000	\$1,640,000	88.70%	189	\$2,033,760	20.00%
LD	All	4	2	50.00%	\$379,450	\$357,500	94.22%	1	\$1,834,975	50.00%
MF	All	9	2	22.22%	\$864,000	\$739,950	85.64%	214	\$1,750,225	44.44%
CN	All	115	27	23.48%	\$532,248	\$491,459	92.34%	118	\$814,128	30.43%
CN	1 bedroom	11	5	45.45%	\$161,180	\$144,200	89.47%	73	\$270,966	45.45%
CN	2 bedroom	16	3	18.75%	\$236,133	\$210,833	89.29%	71	\$401,946	50.00%
CN	3 bedroom	48	14	29.17%	\$491,685	\$460,071	93.57%	145	\$541,858	10.42%
CN	4 bedroom	27	4	14.81%	\$1,143,450	\$1,052,475	92.04%	93	\$947,918	37.04%
CN	5+ bedroom	13	1	7.69%	\$1,399,000	\$1,265,000	90.42%	209	\$2,366,544	53.85%

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

www.chipcollins.com