

Ocean City, New Jersey

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Market Statistics for December 2009

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,024	\$853,213	201
RE	All	236	\$1,379,561	203
RE	1 bedroom	1	\$519,900	177
RE	2 bedroom	14	\$432,792	116
RE	3 bedroom	52	\$860,690	169
RE	4 bedroom	93	\$1,217,318	195
RE	5+ bedroom	76	\$2,118,828	251
LD	All	35	\$1,155,251	246
MF	All	69	\$1,012,398	199
CN	All	684	\$640,094	199
CN	1 bedroom	131	\$208,934	237
CN	2 bedroom	83	\$374,112	183
CN	3 bedroom	226	\$525,065	160
CN	4 bedroom	180	\$878,773	196
CN	5+ bedroom	64	\$1,602,481	286

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	78	56	74.67%	\$644,953	\$591,876	91.77%	160	\$778,568	83.33%
RE	All	21	15	71.43%	\$877,239	\$783,533	89.32%	192	\$1,235,832	71.43%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	1	2	200.00%	\$487,449	\$455,000	93.34%	392	\$374,000	0
RE	3 bedroom	3	2	66.67%	\$497,500	\$465,000	93.47%	203	\$763,691	133.33%
RE	4 bedroom	11	8	72.73%	\$955,100	\$850,125	89.01%	159	\$1,131,792	63.64%
RE	5+ bedroom	6	3	50.00%	\$1,182,633	\$1,037,333	87.71%	138	\$1,956,411	66.67%
LD	All	3	0	0.00%	\$0	\$0	0.00%	0	\$561,460	66.67%
MF	All	2	4	200.00%	\$712,450	\$648,500	91.02%	148	\$1,305,390	300.00%
CN	All	52	37	71.15%	\$543,486	\$508,055	93.48%	149	\$539,778	80.77%
CN	1 bedroom	13	3	23.08%	\$182,333	\$159,166	87.29%	147	\$165,743	76.92%
CN	2 bedroom	4	5	125.00%	\$334,800	\$304,762	91.03%	158	\$420,699	200.00%
CN	3 bedroom	21	15	71.43%	\$554,126	\$521,266	94.07%	95	\$485,266	61.90%
CN	4 bedroom	10	13	130.00%	\$675,084	\$629,057	93.18%	206	\$833,210	60.00%
CN	5+ bedroom	4	1	25.00%	\$800,000	\$800,000	100.00%	161	\$1,110,277	125.00%

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

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