

Ocean City, New Jersey

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Market Statistics for February 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	223	29	13.24%	\$815,399	\$715,436	87.74%	138	\$827,711	15.70%
RE	All	46	8	17.39%	\$1,669,100	\$1,384,687	82.96%	90	\$1,179,287	23.91%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	1	0	0.00%	\$0	\$0	0.00%	0	\$412,000	100.00%
RE	3 bedroom	12	4	33.33%	\$794,475	\$704,375	88.66%	138	\$768,100	41.67%
RE	4 bedroom	19	2	10.53%	\$2,752,500	\$2,255,000	81.93%	0	\$993,500	21.05%
RE	5+ bedroom	14	2	14.29%	\$2,334,950	\$1,875,000	80.30%	85	\$2,897,966	7.14%
LD	All	4	0	0.00%	\$0	\$0	0.00%	0	\$628,000	50.00%
MF	All	16	2	12.50%	\$674,900	\$581,000	86.09%	142	\$1,289,933	6.25%
CN	All	157	19	12.10%	\$470,736	\$447,798	95.13%	158	\$691,270	13.38%
CN	1 bedroom	31	2	6.45%	\$272,450	\$247,500	90.84%	123	\$360,757	16.13%
CN	2 bedroom	27	4	14.81%	\$319,475	\$293,750	91.95%	131	\$340,242	7.41%
CN	3 bedroom	55	9	16.36%	\$461,398	\$444,055	96.24%	139	\$553,646	14.55%
CN	4 bedroom	35	4	11.43%	\$742,150	\$710,416	95.72%	244	\$979,266	14.29%
CN	5+ bedroom	9	0	0.00%	\$0	\$0	0.00%	0	\$1,529,666	11.11%

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

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