

# Ocean City, New Jersey

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## Market Statistics for February 2010

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,075	\$852,397	195
RE	All	246	\$1,368,740	207
RE	1 bedroom	1	\$2,695,000	7
RE	2 bedroom	15	\$484,940	131
RE	3 bedroom	52	\$870,467	188
RE	4 bedroom	98	\$1,239,100	199
RE	5+ bedroom	80	\$2,000,561	247
LD	All	42	\$1,036,104	219
MF	All	76	\$1,067,573	188
CN	All	711	\$639,894	190
CN	1 bedroom	131	\$211,615	222
CN	2 bedroom	86	\$381,432	172
CN	3 bedroom	239	\$517,318	160
CN	4 bedroom	191	\$876,993	188
CN	5+ bedroom	64	\$1,613,987	267

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	163	33	20.25%	\$528,293	\$496,212	93.93%	134	\$809,748	22.70%
RE	All	34	6	17.65%	\$773,339	\$724,620	93.70%	87	\$1,078,800	23.53%
RE	1 bedroom	1	0	0.00%	\$0	\$0	0.00%	0	\$519,900	100.00%
RE	2 bedroom	4	1	25.00%	\$449,000	\$420,000	93.54%	51	\$0	0.00%
RE	3 bedroom	5	3	60.00%	\$394,012	\$379,666	96.36%	109	\$559,600	40.00%
RE	4 bedroom	13	1	7.69%	\$1,650,000	\$1,488,725	90.23%	29	\$1,288,450	23.08%
RE	5+ bedroom	11	1	9.09%	\$1,359,000	\$1,300,000	95.66%	116	\$1,334,380	18.18%
LD	All	9	1	11.11%	\$169,900	\$152,000	89.46%	347	\$950,000	11.11%
MF	All	15	1	6.67%	\$479,000	\$425,000	88.73%	135	\$1,398,780	13.33%
CN	All	105	25	23.81%	\$485,790	\$458,012	94.28%	137	\$706,887	24.76%
CN	1 bedroom	17	3	17.65%	\$149,933	\$144,666	96.49%	54	\$234,884	52.94%
CN	2 bedroom	13	3	23.08%	\$299,900	\$281,666	93.92%	273	\$431,740	15.38%
CN	3 bedroom	31	10	32.26%	\$432,060	\$415,980	96.28%	146	\$449,261	19.35%
CN	4 bedroom	36	8	22.22%	\$671,956	\$627,687	93.41%	119	\$922,729	19.44%
CN	5+ bedroom	8	1	12.50%	\$1,099,000	\$990,000	90.08%	48	\$1,477,772	25.00%

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

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