

Ocean City, New Jersey

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Market Statistics for January 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	225	31	14.03%	\$619,999	\$556,877	89.82%	159	\$976,768	41.33%
RE	All	46	6	13.04%	\$725,966	\$659,166	90.80%	128	\$1,595,525	45.65%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	4	2	50.00%	\$594,000	\$570,000	95.96%	129	\$479,000	0
RE	3 bedroom	8	3	37.50%	\$622,633	\$538,333	86.46%	159	\$825,242	75.00%
RE	4 bedroom	18	0	0.00%	\$0	\$0	0.00%	0	\$1,950,428	38.89%
RE	5+ bedroom	16	1	6.25%	\$1,299,900	\$1,200,000	92.31%	35	\$2,042,655	50.00%
LD	All	4	0	0.00%	\$0	\$0	0.00%	0	\$887,720	75.00%
MF	All	19	1	5.26%	\$499,900	\$460,000	92.02%	192	\$1,580,572	36.84%
CN	All	156	24	15.38%	\$598,511	\$535,341	89.45%	165	\$734,852	39.74%
CN	1 bedroom	39	4	10.26%	\$153,675	\$112,625	73.29%	98	\$254,762	38.46%
CN	2 bedroom	18	2	11.11%	\$392,400	\$353,000	89.96%	44	\$403,937	38.89%
CN	3 bedroom	54	14	25.93%	\$499,356	\$465,664	93.25%	175	\$480,436	35.19%
CN	4 bedroom	30	2	6.67%	\$674,900	\$648,700	96.12%	16	\$1,159,399	46.67%
CN	5+ bedroom	15	2	13.33%	\$2,312,000	\$1,937,500	83.80%	502	\$1,515,414	46.67%

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

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