

Ocean City, New Jersey

www.chipcollins.com

Market Statistics for January 2010

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	917	\$833,763	201
RE	All	236	\$1,388,639	204
RE	1 bedroom	1	\$519,900	178
RE	2 bedroom	14	\$432,792	117
RE	3 bedroom	52	\$860,690	170
RE	4 bedroom	93	\$1,240,355	196
RE	5+ bedroom	76	\$2,118,828	252
LD	All	0	\$0	0
MF	All	0	\$0	0
CN	All	681	\$641,472	200
CN	1 bedroom	130	\$208,626	239
CN	2 bedroom	83	\$374,002	184
CN	3 bedroom	224	\$526,856	161
CN	4 bedroom	180	\$878,584	197
CN	5+ bedroom	64	\$1,601,840	287

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	204	26	12.75%	\$581,642	\$544,980	93.70%	116	\$758,244	51.47%
RE	All	48	8	16.67%	\$696,912	\$655,187	94.01%	96	\$1,035,800	39.58%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	2	1	50.00%	\$360,200	\$350,000	97.17%	72	\$570,950	200.00%
RE	3 bedroom	13	2	15.38%	\$538,250	\$505,000	93.82%	69	\$660,918	46.15%
RE	4 bedroom	17	4	23.53%	\$634,900	\$573,125	90.27%	98	\$1,218,250	35.29%
RE	5+ bedroom	16	1	6.25%	\$1,599,000	\$1,589,000	99.37%	168	\$1,378,680	18.75%
LD	All	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
MF	All	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
CN	All	156	18	11.54%	\$530,411	\$496,000	93.51%	125	\$677,463	55.13%
CN	1 bedroom	20	1	5.00%	\$299,000	\$250,000	83.61%	293	\$180,746	130.00%
CN	2 bedroom	16	3	18.75%	\$356,133	\$326,333	91.63%	79	\$370,604	25.00%
CN	3 bedroom	55	8	14.55%	\$501,425	\$475,500	94.83%	124	\$509,482	41.82%
CN	4 bedroom	51	6	11.76%	\$694,766	\$649,166	93.44%	123	\$871,183	49.02%
CN	5+ bedroom	14	0	0.00%	\$0	\$0	0.00%	0	\$2,219,172	57.14%

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

www.chipcollins.com