

Ocean City, New Jersey

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Market Statistics for July 2009

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,063	\$866,633	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	\$635,299	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	\$853,615	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	133	53	40.77%	\$551,758	\$506,169	91.74%	127	\$836,334	59.40%
RE	All	39	7	17.95%	\$870,814	\$796,071	91.42%	125	\$1,473,555	41.03%
RE	1 bedroom	1	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	2	1	50.00%	\$599,900	\$520,000	86.68%	103	\$179,000	50.00%
RE	3 bedroom	10	2	20.00%	\$529,450	\$473,750	89.48%	157	\$977,737	40.00%
RE	4 bedroom	17	2	11.76%	\$599,000	\$541,000	90.32%	182	\$1,538,164	47.06%
RE	5+ bedroom	9	2	22.22%	\$1,619,450	\$1,511,500	93.33%	49	\$2,199,650	33.33%
LD	All	3	0	0.00%	\$0	\$0	0.00%	0	\$1,316,333	100.00%
MF	All	8	1	12.50%	\$549,000	\$450,000	81.97%	15	\$917,820	87.50%
CN	All	83	45	54.22%	\$502,188	\$462,322	92.06%	130	\$583,478	63.86%
CN	1 bedroom	18	6	33.33%	\$192,033	\$182,166	94.86%	121	\$259,388	55.56%
CN	2 bedroom	17	7	41.18%	\$325,228	\$305,214	93.85%	129	\$433,740	35.29%
CN	3 bedroom	32	21	65.63%	\$462,147	\$440,833	95.39%	105	\$544,874	62.50%
CN	4 bedroom	12	10	83.33%	\$816,560	\$713,250	87.35%	181	\$769,006	108.33%
CN	5+ bedroom	4	1	25.00%	\$1,299,000	\$1,185,000	91.22%	219	\$1,301,575	100.00%

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

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