

Ocean City, New Jersey

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Market Statistics for July 2010

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	918	\$819,295	212
RE	All	231	\$1,312,555	245
RE	1 bedroom	0	\$0	0
RE	2 bedroom	10	\$462,590	206
RE	3 bedroom	52	\$824,488	173
RE	4 bedroom	98	\$1,147,218	235
RE	5+ bedroom	71	\$2,017,939	317
CN	All	687	\$653,439	201
CN	1 bedroom	126	\$210,191	228
CN	2 bedroom	97	\$412,644	155
CN	3 bedroom	222	\$510,087	170
CN	4 bedroom	175	\$864,583	214
CN	5+ bedroom	67	\$1,759,119	284

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	120	39	32.50%	\$672,161	\$626,792	93.25%	152	\$603,858	49.17%
RE	All	34	7	20.59%	\$1,411,814	\$1,292,485	91.55%	143	\$795,727	44.12%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$434,450	0.00%
RE	3 bedroom	13	2	15.38%	\$702,400	\$686,200	97.69%	28	\$554,500	23.08%
RE	4 bedroom	14	2	14.29%	\$1,074,950	\$962,500	89.54%	338	\$970,799	57.14%
RE	5+ bedroom	7	3	42.86%	\$2,109,333	\$1,916,666	90.87%	91	\$919,260	42.86%
CN	All	86	32	37.21%	\$510,362	\$481,171	94.28%	154	\$546,495	51.16%
CN	1 bedroom	15	6	40.00%	\$171,283	\$157,583	92.00%	120	\$196,163	53.33%
CN	2 bedroom	12	5	41.67%	\$314,560	\$302,000	96.01%	78	\$349,125	75.00%
CN	3 bedroom	32	11	34.38%	\$510,963	\$485,272	94.97%	142	\$485,540	37.50%
CN	4 bedroom	22	8	36.36%	\$783,312	\$735,000	93.83%	221	\$799,880	54.55%
CN	5+ bedroom	5	2	40.00%	\$922,000	\$862,000	93.49%	245	\$1,021,975	60.00%

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

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