

# Ocean City, New Jersey

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## Market Statistics for June 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	140	73	53.28%	\$712,614	\$645,914	90.64%	147	\$710,968	32.14%
RE	All	37	16	43.24%	\$999,956	\$905,312	90.54%	133	\$1,170,918	16.22%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	1	1	100.00%	\$329,900	\$330,000	100.03%	12	\$399,900	100.00%
RE	3 bedroom	11	4	36.36%	\$689,900	\$635,000	92.04%	118	\$632,633	9.09%
RE	4 bedroom	15	5	33.33%	\$769,360	\$680,000	88.39%	186	\$919,220	20.00%
RE	5+ bedroom	10	6	60.00%	\$1,510,499	\$1,369,166	90.64%	119	\$1,783,774	10.00%
LD	All	3	0	0.00%	\$0	\$0	0.00%	0	\$399,500	0
MF	All	7	2	28.57%	\$674,950	\$631,250	93.53%	51	\$793,539	28.57%
CN	All	93	55	59.14%	\$630,394	\$570,987	90.58%	155	\$558,630	39.78%
CN	1 bedroom	16	8	50.00%	\$211,787	\$177,862	83.98%	153	\$196,900	43.75%
CN	2 bedroom	14	4	28.57%	\$339,450	\$318,815	93.92%	126	\$297,488	21.43%
CN	3 bedroom	39	24	61.54%	\$449,662	\$417,867	92.93%	154	\$523,737	41.03%
CN	4 bedroom	19	13	68.42%	\$703,869	\$664,215	94.37%	149	\$822,233	26.32%
CN	5+ bedroom	5	6	120.00%	\$1,946,233	\$1,673,750	86.00%	192	\$1,286,166	120.00%

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

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