

# Ocean City, New Jersey

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## Market Statistics for June 2010

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,053	\$854,806	208
RE	All	232	\$1,315,332	236
RE	1 bedroom	0	\$0	0
RE	2 bedroom	13	\$457,915	168
RE	3 bedroom	49	\$836,608	184
RE	4 bedroom	101	\$1,123,739	226
RE	5+ bedroom	69	\$2,097,285	300
LD	All	40	\$1,227,072	250
MF	All	79	\$1,126,459	211
CN	All	702	\$650,827	196
CN	1 bedroom	135	\$212,519	216
CN	2 bedroom	99	\$403,842	156
CN	3 bedroom	218	\$510,228	175
CN	4 bedroom	183	\$874,885	204
CN	5+ bedroom	67	\$1,744,420	260

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	139	84	60.43%	\$637,883	\$595,517	93.36%	159	\$749,780	40.29%
RE	All	29	23	79.31%	\$922,434	\$842,271	91.31%	111	\$1,326,149	34.48%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	0	2	0.00%	\$509,450	\$450,000	88.33%	183	\$323,500	0.00%
RE	3 bedroom	13	8	61.54%	\$570,712	\$552,531	96.81%	33	\$639,459	30.77%
RE	4 bedroom	10	2	20.00%	\$1,011,950	\$937,500	92.64%	87	\$1,519,076	40.00%
RE	5+ bedroom	6	11	183.33%	\$1,237,045	\$1,107,000	89.49%	160	\$1,862,300	33.33%
LD	All	2	2	100.00%	\$247,000	\$222,500	90.08%	616	\$607,933	100.00%
MF	All	15	2	13.33%	\$1,724,500	\$1,610,000	93.36%	54	\$1,011,791	6.67%
CN	All	93	57	61.29%	\$498,652	\$473,442	94.94%	166	\$563,821	46.24%
CN	1 bedroom	15	8	53.33%	\$248,387	\$228,687	92.07%	65	\$210,642	46.67%
CN	2 bedroom	13	5	38.46%	\$270,580	\$259,500	95.91%	371	\$365,752	76.92%
CN	3 bedroom	39	21	53.85%	\$480,857	\$463,726	96.44%	130	\$484,123	35.90%
CN	4 bedroom	21	19	90.48%	\$640,036	\$602,684	94.16%	185	\$835,670	42.86%
CN	5+ bedroom	5	4	80.00%	\$706,125	\$667,500	94.53%	210	\$1,045,655	60.00%

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

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