

# Ocean City, New Jersey

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## Market Statistics for March 2009

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,063	\$866,672	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	\$635,357	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	\$853,839	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	167	47	28.14%	\$523,885	\$489,180	93.38%	150	\$712,495	14.97%
RE	All	27	8	29.63%	\$594,687	\$547,500	92.07%	241	\$1,141,158	11.11%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	1	1	100.00%	\$975,000	\$920,000	94.36%	197	\$0	0.00%
RE	3 bedroom	11	3	27.27%	\$505,966	\$455,000	89.93%	258	\$504,780	9.09%
RE	4 bedroom	11	3	27.27%	\$578,233	\$528,333	91.37%	314	\$1,325,250	9.09%
RE	5+ bedroom	4	1	25.00%	\$529,900	\$510,000	96.24%	15	\$1,956,333	25.00%
LD	All	1	1	100.00%	\$159,000	\$125,000	78.62%	63	\$0	0.00%
MF	All	13	2	15.38%	\$444,450	\$402,500	90.56%	87	\$879,114	7.69%
CN	All	126	36	28.57%	\$522,699	\$491,152	93.96%	135	\$588,764	16.67%
CN	1 bedroom	24	5	20.83%	\$208,359	\$193,400	92.82%	172	\$190,200	20.83%
CN	2 bedroom	15	2	13.33%	\$611,950	\$560,000	91.51%	245	\$290,540	26.67%
CN	3 bedroom	48	20	41.67%	\$485,249	\$459,100	94.61%	67	\$535,909	14.58%
CN	4 bedroom	32	7	21.88%	\$728,228	\$687,500	94.41%	173	\$990,307	12.50%
CN	5+ bedroom	7	2	28.57%	\$874,450	\$800,000	91.49%	481	\$731,150	14.29%

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

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