

Ocean City, New Jersey

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Market Statistics for March 2010

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,136	\$856,133	199
RE	All	250	\$1,348,918	227
RE	1 bedroom	0	\$0	0
RE	2 bedroom	13	\$479,007	160
RE	3 bedroom	51	\$840,764	207
RE	4 bedroom	104	\$1,174,285	217
RE	5+ bedroom	82	\$2,024,363	265
LD	All	44	\$1,194,745	232
MF	All	81	\$1,115,283	204
CN	All	761	\$647,085	187
CN	1 bedroom	139	\$209,543	204
CN	2 bedroom	104	\$388,965	159
CN	3 bedroom	243	\$515,640	177
CN	4 bedroom	201	\$885,139	185
CN	5+ bedroom	74	\$1,616,747	229

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	158	40	25.48%	\$717,119	\$649,374	90.55%	143	\$634,944	18.35%
RE	All	21	12	57.14%	\$834,674	\$756,666	90.65%	157	\$1,044,354	9.52%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	1	1	100.00%	\$149,000	\$125,000	83.89%	124	\$439,933	0
RE	3 bedroom	2	3	150.00%	\$999,800	\$884,666	88.48%	146	\$678,250	0
RE	4 bedroom	11	7	63.64%	\$853,242	\$785,857	92.10%	154	\$1,147,962	18.18%
RE	5+ bedroom	7	1	14.29%	\$895,000	\$800,000	89.39%	247	\$1,680,560	0
LD	All	1	0	0.00%	\$0	\$0	0.00%	0	\$969,000	0
MF	All	11	3	27.27%	\$1,507,966	\$1,275,000	84.55%	66	\$852,357	27.27%
CN	All	125	25	20.00%	\$565,792	\$522,800	92.40%	145	\$493,210	19.20%
CN	1 bedroom	30	2	6.67%	\$232,000	\$198,750	85.67%	144	\$153,411	16.67%
CN	2 bedroom	18	4	22.22%	\$502,425	\$476,250	94.79%	80	\$384,300	38.89%
CN	3 bedroom	41	6	14.63%	\$438,650	\$416,250	94.89%	106	\$490,619	19.51%
CN	4 bedroom	27	11	40.74%	\$694,572	\$637,272	91.75%	197	\$703,664	7.41%
CN	5+ bedroom	9	2	22.22%	\$699,450	\$630,000	90.07%	107	\$1,297,580	22.22%

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

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