

# Ocean City, New Jersey

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## Market Statistics for May 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	105	75	71.43%	\$560,934	\$519,384	92.59%	133	\$934,476	43.81%
RE	All	28	12	42.86%	\$989,475	\$870,975	88.02%	145	\$1,382,773	28.57%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	3	1	33.33%	\$579,000	\$560,000	96.72%	18	\$0	0.00%
RE	3 bedroom	9	3	33.33%	\$724,933	\$651,666	89.89%	148	\$625,450	33.33%
RE	4 bedroom	10	3	30.00%	\$635,966	\$580,833	91.33%	196	\$1,423,633	30.00%
RE	5+ bedroom	6	5	83.33%	\$1,442,400	\$1,238,840	85.89%	137	\$2,015,088	33.33%
LD	All	1	1	100.00%	\$315,000	\$287,000	91.11%	29	\$1,895,000	100.00%
MF	All	7	1	14.29%	\$550,000	\$517,500	94.09%	56	\$897,800	57.14%
CN	All	69	61	88.41%	\$480,842	\$454,059	94.43%	134	\$753,258	47.83%
CN	1 bedroom	10	7	70.00%	\$161,214	\$144,500	89.63%	228	\$203,700	60.00%
CN	2 bedroom	7	10	142.86%	\$303,870	\$294,080	96.78%	113	\$330,187	42.86%
CN	3 bedroom	22	29	131.82%	\$482,679	\$462,546	95.83%	105	\$524,985	50.00%
CN	4 bedroom	25	12	48.00%	\$731,625	\$676,458	92.46%	160	\$1,138,976	40.00%
CN	5+ bedroom	5	3	60.00%	\$795,666	\$738,000	92.75%	164	\$1,346,316	60.00%

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

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