

Ocean City, New Jersey

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Market Statistics for May 2010

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,097	\$854,562	208
RE	All	241	\$1,340,510	240
RE	1 bedroom	0	\$0	0
RE	2 bedroom	15	\$458,420	160
RE	3 bedroom	46	\$829,749	214
RE	4 bedroom	105	\$1,157,699	231
RE	5+ bedroom	75	\$2,086,130	286
LD	All	43	\$1,173,518	226
MF	All	80	\$1,121,114	213
CN	All	733	\$646,987	196
CN	1 bedroom	134	\$210,842	215
CN	2 bedroom	104	\$387,257	160
CN	3 bedroom	230	\$498,956	187
CN	4 bedroom	198	\$895,188	192
CN	5+ bedroom	67	\$1,697,110	259

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	119	60	54.55%	\$634,136	\$577,034	91.00%	121	\$777,699	33.61%
RE	All	18	12	66.67%	\$1,015,816	\$865,666	85.22%	133	\$1,250,610	27.78%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	5	2	40.00%	\$309,900	\$287,500	92.77%	197	\$529,000	0
RE	3 bedroom	5	3	60.00%	\$624,600	\$547,666	87.68%	45	\$488,325	20.00%
RE	4 bedroom	5	3	60.00%	\$966,266	\$916,666	94.87%	177	\$1,743,958	20.00%
RE	5+ bedroom	3	4	133.33%	\$1,699,350	\$1,355,000	79.74%	135	\$1,640,976	100.00%
LD	All	5	1	20.00%	\$879,000	\$725,000	82.48%	83	\$1,836,000	0
MF	All	9	0	0.00%	\$0	\$0	0.00%	0	\$1,039,670	33.33%
CN	All	87	47	54.02%	\$531,476	\$500,192	94.11%	119	\$568,383	36.78%
CN	1 bedroom	11	6	54.55%	\$264,533	\$234,166	88.52%	183	\$214,728	63.64%
CN	2 bedroom	18	3	16.67%	\$369,333	\$340,083	92.08%	46	\$402,915	33.33%
CN	3 bedroom	29	21	72.41%	\$495,952	\$475,595	95.90%	90	\$542,099	41.38%
CN	4 bedroom	26	13	50.00%	\$644,192	\$612,792	95.13%	124	\$789,515	23.08%
CN	5+ bedroom	3	4	133.33%	\$873,675	\$782,500	89.56%	210	\$1,162,850	33.33%

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

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