

Ocean City, New Jersey

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Market Statistics for November 2009

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,026	\$875,015	214
RE	All	229	\$1,418,308	211
RE	1 bedroom	1	\$519,900	115
RE	2 bedroom	15	\$494,813	234
RE	3 bedroom	50	\$907,158	172
RE	4 bedroom	89	\$1,222,421	198
RE	5+ bedroom	74	\$2,198,608	249
LD	All	34	\$1,458,223	289
MF	All	71	\$1,178,233	189
CN	All	692	\$635,460	213
CN	1 bedroom	137	\$204,365	230
CN	2 bedroom	84	\$383,322	178
CN	3 bedroom	226	\$518,534	162
CN	4 bedroom	178	\$861,203	233
CN	5+ bedroom	67	\$1,627,741	343

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	52	43.70%	\$658,848	\$600,908	91.21%	143	\$705,586	37.82%
RE	All	26	19	73.08%	\$935,442	\$829,736	88.70%	154	\$1,338,279	30.77%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	1	1	100.00%	\$450,000	\$405,000	90.00%	122	\$551,066	100.00%
RE	3 bedroom	8	7	87.50%	\$535,385	\$481,000	89.84%	246	\$1,287,316	25.00%
RE	4 bedroom	10	7	70.00%	\$1,119,685	\$1,027,857	91.80%	100	\$1,000,237	10.00%
RE	5+ bedroom	7	4	57.14%	\$1,434,475	\$1,199,500	83.62%	98	\$2,105,671	57.14%
LD	All	3	1	33.33%	\$249,900	\$192,500	77.03%	131	\$663,780	133.33%
MF	All	8	2	25.00%	\$525,000	\$462,500	88.10%	43	\$860,800	25.00%
CN	All	82	30	36.59%	\$506,226	\$478,824	94.59%	143	\$534,545	37.80%
CN	1 bedroom	15	2	13.33%	\$240,000	\$236,250	98.44%	61	\$197,712	60.00%
CN	2 bedroom	12	6	50.00%	\$379,683	\$360,723	95.01%	167	\$391,862	50.00%
CN	3 bedroom	30	19	63.33%	\$517,889	\$493,442	95.28%	119	\$510,068	33.33%
CN	4 bedroom	21	3	14.29%	\$862,933	\$784,166	90.87%	295	\$810,274	23.81%
CN	5+ bedroom	4	0	0.00%	\$0	\$0	0.00%	0	\$1,039,950	25.00%

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

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