

# Ocean City, New Jersey

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## Market Statistics for October 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	163	47	30.32%	\$647,094	\$587,522	90.79%	141	\$790,524	33.74%
RE	All	47	12	25.53%	\$1,056,041	\$924,166	87.51%	148	\$1,099,741	25.53%
RE	1 bedroom	0	1	0.00%	\$595,000	\$535,000	89.92%	82	\$0	0.00%
RE	2 bedroom	3	0	0.00%	\$0	\$0	0.00%	0	\$508,000	66.67%
RE	3 bedroom	8	5	62.50%	\$611,740	\$574,000	93.83%	227	\$698,327	62.50%
RE	4 bedroom	22	4	18.18%	\$1,132,225	\$965,000	85.23%	82	\$1,311,130	18.18%
RE	5+ bedroom	14	2	14.29%	\$2,244,950	\$1,912,500	85.19%	118	\$1,591,557	7.14%
LD	All	8	0	0.00%	\$0	\$0	0.00%	0	\$633,540	37.50%
MF	All	11	2	18.18%	\$434,900	\$406,000	93.35%	115	\$888,716	63.64%
CN	All	97	33	34.02%	\$511,246	\$476,107	93.13%	141	\$647,014	34.02%
CN	1 bedroom	13	3	23.08%	\$246,433	\$240,700	97.67%	129	\$264,460	30.77%
CN	2 bedroom	9	4	44.44%	\$308,575	\$293,000	94.95%	215	\$426,739	88.89%
CN	3 bedroom	42	17	40.48%	\$476,817	\$444,144	93.15%	143	\$522,653	21.43%
CN	4 bedroom	25	8	32.00%	\$776,468	\$716,125	92.23%	99	\$846,552	36.00%
CN	5+ bedroom	8	1	12.50%	\$579,900	\$538,000	92.77%	171	\$1,339,380	37.50%

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

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