

# Ocean City, New Jersey

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## Market Statistics for September 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	171	47	27.49%	\$619,246	\$572,357	92.43%	148	\$709,939	34.50%
RE	All	39	13	33.33%	\$895,523	\$812,691	90.75%	160	\$1,063,188	30.77%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	4	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	3 bedroom	10	5	50.00%	\$724,780	\$636,000	87.75%	100	\$684,760	10.00%
RE	4 bedroom	15	7	46.67%	\$1,002,571	\$919,284	91.69%	159	\$1,005,443	46.67%
RE	5+ bedroom	10	1	10.00%	\$999,900	\$950,000	95.01%	461	\$1,651,712	40.00%
LD	All	0	0	0.00%	\$0	\$0	0.00%	0	\$541,566	0.00%
MF	All	15	3	20.00%	\$661,166	\$580,833	87.85%	145	\$796,940	26.67%
CN	All	117	31	26.50%	\$499,332	\$470,751	94.28%	143	\$557,156	35.90%
CN	1 bedroom	15	4	26.67%	\$235,725	\$203,500	86.33%	107	\$212,073	80.00%
CN	2 bedroom	18	4	22.22%	\$291,175	\$294,725	101.22%	197	\$432,445	27.78%
CN	3 bedroom	48	12	25.00%	\$479,525	\$457,783	95.47%	143	\$495,788	22.92%
CN	4 bedroom	30	8	26.67%	\$660,325	\$617,250	93.48%	69	\$837,283	40.00%
CN	5+ bedroom	6	3	50.00%	\$778,266	\$723,000	92.90%	316	\$841,280	33.33%

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

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