

Ocean City, New Jersey

www.chipcollins.com

Market Statistics 2009 Quarter III

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,024	\$853,213	201
RE	All	236	\$1,379,561	203
RE	1 bedroom	1	\$519,900	177
RE	2 bedroom	14	\$432,792	116
RE	3 bedroom	52	\$860,690	169
RE	4 bedroom	93	\$1,217,318	195
RE	5+ bedroom	76	\$2,118,828	251
LD	All	35	\$1,155,251	246
MF	All	69	\$1,012,398	199
CN	All	684	\$640,094	199
CN	1 bedroom	131	\$208,934	237
CN	2 bedroom	83	\$374,112	183
CN	3 bedroom	226	\$525,065	160
CN	4 bedroom	180	\$878,773	196
CN	5+ bedroom	64	\$1,602,481	286

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	462	137	29.65%	\$584,814	\$536,899	91.81%	130	\$834,312	40.04%
RE	All	107	26	24.30%	\$871,219	\$792,334	90.95%	136	\$1,177,458	31.78%
RE	1 bedroom	2	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	7	2	28.57%	\$442,200	\$402,500	91.02%	66	\$194,750	14.29%
RE	3 bedroom	29	10	34.48%	\$621,350	\$554,070	89.17%	118	\$759,427	24.14%
RE	4 bedroom	46	10	21.74%	\$946,599	\$864,199	91.30%	148	\$1,207,417	39.13%
RE	5+ bedroom	23	4	17.39%	\$1,521,950	\$1,403,250	92.20%	187	\$1,993,023	34.78%
LD	All	8	2	25.00%	\$379,450	\$357,500	94.22%	1	\$1,418,188	75.00%
MF	All	32	6	18.75%	\$710,083	\$612,066	86.20%	146	\$1,112,478	46.88%
CN	All	315	103	32.70%	\$509,208	\$471,526	92.60%	131	\$650,890	41.27%
CN	1 bedroom	44	15	34.09%	\$193,400	\$175,200	90.59%	101	\$244,971	61.36%
CN	2 bedroom	51	14	27.45%	\$296,407	\$274,850	92.73%	136	\$414,411	37.25%
CN	3 bedroom	128	47	36.72%	\$475,382	\$450,891	94.85%	126	\$534,572	28.13%
CN	4 bedroom	69	22	31.88%	\$819,181	\$740,018	90.34%	124	\$863,487	50.72%
CN	5+ bedroom	23	5	21.74%	\$1,006,560	\$923,800	91.78%	275	\$1,632,631	56.52%

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

www.chipcollins.com