

# Ocean City, New Jersey

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## Market Statistics 2009 Quarter II

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	364	205	56.32%	\$630,357	\$576,760	91.50%	136	\$860,296	33.24%
RE	All	97	39	40.21%	\$994,982	\$888,966	89.34%	143	\$1,367,376	21.65%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$0	0.00%
RE	2 bedroom	7	3	42.86%	\$429,600	\$403,333	93.89%	23	\$399,900	14.29%
RE	3 bedroom	28	10	35.71%	\$625,320	\$572,550	91.56%	152	\$949,025	21.43%
RE	4 bedroom	39	11	28.21%	\$738,045	\$663,409	89.89%	159	\$1,123,743	23.08%
RE	5+ bedroom	23	15	65.22%	\$1,542,919	\$1,362,446	88.30%	148	\$1,917,451	21.74%
LD	All	7	1	14.29%	\$315,000	\$287,000	91.11%	29	\$778,883	14.29%
MF	All	19	5	26.32%	\$645,580	\$597,000	92.47%	55	\$920,117	31.58%
CN	All	241	160	66.39%	\$542,974	\$501,838	92.42%	137	\$668,614	38.59%
CN	1 bedroom	38	17	44.74%	\$184,394	\$160,376	86.97%	175	\$219,951	57.89%
CN	2 bedroom	33	19	57.58%	\$298,957	\$284,313	95.10%	101	\$344,431	27.27%
CN	3 bedroom	90	75	83.33%	\$459,982	\$434,849	94.54%	120	\$531,703	34.44%
CN	4 bedroom	62	35	56.45%	\$722,462	\$672,732	93.12%	147	\$979,785	33.87%
CN	5+ bedroom	18	14	77.78%	\$1,305,442	\$1,143,321	87.58%	208	\$1,388,466	55.56%

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

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