

Ocean City, New Jersey

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Market Statistics 2009 Quarter IV

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	362	155	42.82%	\$650,264	\$593,586	91.28%	149	\$791,824	45.58%
RE	All	95	46	48.42%	\$947,923	\$839,304	88.54%	165	\$1,327,469	36.84%
RE	1 bedroom	0	1	0.00%	\$595,000	\$535,000	89.92%	82	\$0	0.00%
RE	2 bedroom	5	3	60.00%	\$474,966	\$438,333	92.29%	302	\$505,166	60.00%
RE	3 bedroom	19	14	73.68%	\$557,242	\$511,928	91.87%	233	\$975,690	57.89%
RE	4 bedroom	43	19	44.19%	\$1,053,026	\$939,789	89.25%	121	\$1,248,272	27.91%
RE	5+ bedroom	28	9	32.14%	\$1,530,633	\$1,303,888	85.19%	115	\$1,973,304	32.14%
LD	All	14	1	7.14%	\$249,900	\$192,500	77.03%	131	\$690,315	64.29%
MF	All	22	8	36.36%	\$596,200	\$541,375	90.80%	113	\$1,072,261	68.18%
CN	All	231	100	43.29%	\$521,669	\$488,743	93.69%	144	\$578,695	45.89%
CN	1 bedroom	41	8	19.51%	\$220,787	\$209,012	94.67%	119	\$188,932	56.10%
CN	2 bedroom	25	15	60.00%	\$345,760	\$324,010	93.71%	177	\$419,969	88.00%
CN	3 bedroom	93	51	54.84%	\$514,856	\$485,193	94.24%	120	\$507,677	34.41%
CN	4 bedroom	56	24	42.86%	\$732,360	\$677,468	92.50%	182	\$855,999	35.71%
CN	5+ bedroom	16	2	12.50%	\$689,950	\$669,000	96.96%	166	\$1,173,081	56.25%

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

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