

Ocean City, New Jersey

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Market Statistics for 2010 Quarter I

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	1,136	\$856,133	199
RE	All	250	\$1,348,918	227
RE	1 bedroom	0	\$0	0
RE	2 bedroom	13	\$479,007	160
RE	3 bedroom	51	\$840,764	207
RE	4 bedroom	104	\$1,174,285	217
RE	5+ bedroom	82	\$2,024,363	265
LD	All	44	\$1,194,745	232
MF	All	81	\$1,115,283	204
CN	All	761	\$647,085	187
CN	1 bedroom	139	\$209,543	204
CN	2 bedroom	104	\$388,965	159
CN	3 bedroom	243	\$515,640	177
CN	4 bedroom	201	\$885,139	185
CN	5+ bedroom	74	\$1,616,747	229

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	547	104	19.01%	\$609,275	\$560,685	92.02%	145	\$780,991	33.27%
RE	All	104	26	25.00%	\$778,132	\$718,047	92.28%	122	\$1,057,410	27.88%
RE	1 bedroom	0	0	0.00%	\$0	\$0	0.00%	0	\$519,900	0.00%
RE	2 bedroom	6	3	50.00%	\$319,400	\$298,333	93.40%	82	\$514,800	66.67%
RE	3 bedroom	21	8	38.10%	\$657,242	\$600,374	91.35%	113	\$636,470	38.10%
RE	4 bedroom	43	12	27.91%	\$846,858	\$773,518	91.34%	125	\$1,226,322	25.58%
RE	5+ bedroom	34	3	8.82%	\$1,284,333	\$1,229,666	95.74%	177	\$1,466,657	14.71%
LD	All	17	2	11.76%	\$159,900	\$146,000	91.31%	325	\$1,484,163	52.94%
MF	All	37	6	16.22%	\$966,935	\$809,166	83.68%	90	\$1,163,658	27.03%
CN	All	389	70	17.99%	\$528,740	\$492,786	93.20%	153	\$645,075	34.45%
CN	1 bedroom	68	6	8.82%	\$202,133	\$180,250	89.17%	124	\$184,386	58.82%
CN	2 bedroom	47	10	21.28%	\$397,780	\$372,900	93.75%	138	\$373,402	27.66%
CN	3 bedroom	128	24	18.75%	\$456,829	\$435,887	95.42%	128	\$508,898	27.34%
CN	4 bedroom	115	27	23.48%	\$679,979	\$628,638	92.45%	194	\$873,106	29.57%
CN	5+ bedroom	31	3	9.68%	\$832,633	\$750,000	90.08%	87	\$1,860,683	38.71%

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

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