

# Ocean City Residential Market Report

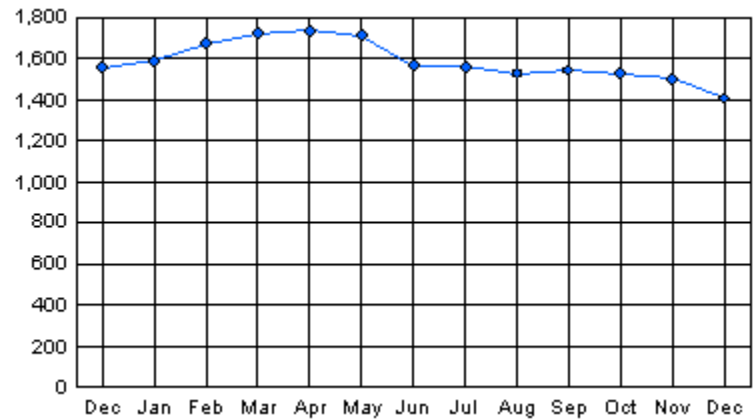
# HOUSING REPORT Condominiums December 2008

## Listings

Price Range	New This Month			Total Actives		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	7	1	600.0	36	14	157.1
150,000 - 199,999	10	4	150.0	102	103	-1.0
200,000 - 299,999	30	13	130.8	306	301	1.7
300,000 - 399,999	25	17	47.1	284	326	-12.9
400,000 - 499,999	29	21	38.1	261	265	-1.5
500,000 - 599,999	11	5	120.0	158	184	-14.1
600,000 - 699,999	8	5	60.0	95	146	-34.9
700,000 - 799,999	1	3	-66.7	38	66	-42.4
800,000 - 899,999	2	2	0.0	22	36	-38.9
900,000 - 999,999	1	2	-50.0	35	31	12.9
1,000,000 - 1,249,999	0	2	-100.0	20	28	-28.6
1,250,000 - 1,499,999	2	0	N/A	30	34	-11.8
1,500,000 +	0	0	N/A	22	25	-12.0
<b>Totals</b>	<b>126</b>	<b>75</b>	<b>68.0</b>	<b>1,409</b>	<b>1,559</b>	<b>-9.6</b>

## Inventory Trend

Listings Active at End of Month

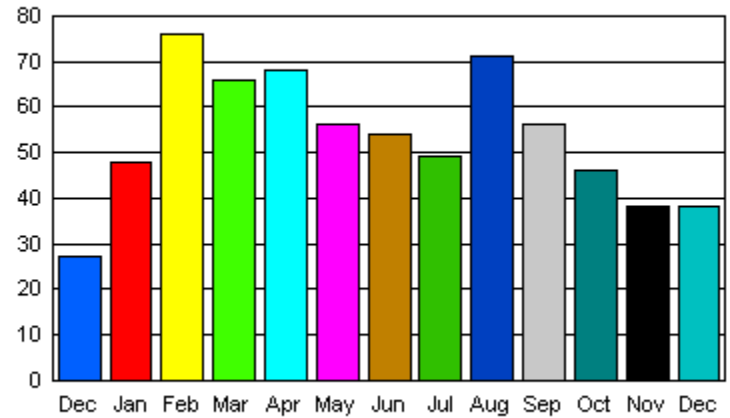


## Contracts

Price Range	New This Month			Year To Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	2	0	N/A	20	7	185.7
150,000 - 199,999	1	0	N/A	70	46	52.2
200,000 - 299,999	11	5	120.0	143	169	-15.4
300,000 - 399,999	7	8	-12.5	133	175	-24.0
400,000 - 499,999	8	5	60.0	96	125	-23.2
500,000 - 599,999	3	2	50.0	59	98	-39.8
600,000 - 699,999	2	3	-33.3	33	72	-54.2
700,000 - 799,999	0	0	N/A	19	13	46.2
800,000 - 899,999	0	0	N/A	16	11	45.5
900,000 - 999,999	1	1	0.0	14	20	-30.0
1,000,000 - 1,249,999	1	1	0.0	13	11	18.2
1,250,000 - 1,499,999	2	1	100.0	14	21	-33.3
1,500,000 +	0	1	-100.0	12	26	-53.8
<b>Totals</b>	<b>38</b>	<b>27</b>	<b>41.0</b>	<b>642</b>	<b>794</b>	<b>-19.0</b>

## Sales Trend

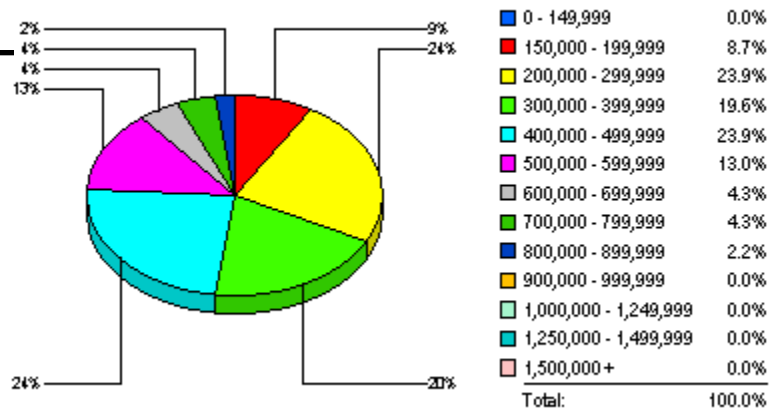
Ratified Contracts Per Month



## Settlements

Price Range	New This Month			Year To Date		
	2008	2007	% Change	2008	2007	% Change
0 - 149,999	0	0	N/A	21	15	40.0
150,000 - 199,999	4	3	33.3	85	53	60.4
200,000 - 299,999	11	7	57.1	145	167	-13.2
300,000 - 399,999	9	14	-35.7	134	177	-24.3
400,000 - 499,999	11	11	0.0	93	125	-25.6
500,000 - 599,999	6	0	N/A	57	100	-43.0
600,000 - 699,999	2	2	0.0	42	62	-32.3
700,000 - 799,999	2	2	0.0	16	16	0.0
800,000 - 899,999	1	0	N/A	13	13	0.0
900,000 - 999,999	0	0	N/A	10	6	66.7
1,000,000 - 1,249,999	0	0	N/A	6	22	-72.7
1,250,000 - 1,499,999	0	1	-100.0	5	9	-44.4
1,500,000 +	0	1	-100.0	11	9	22.2
<b>Totals</b>	<b>46</b>	<b>41</b>	<b>12.2</b>	<b>638</b>	<b>774</b>	<b>-17.6</b>

## Market By Price Range



DATA SOURCE: Automated Regional Information Systems, Inc. (ARIS)

NOTES: Properties not listed through this Multiple Listing Service are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year-to-date contract information may not equal the sum of the monthly contract totals reported.

For 12/2008	Average	Median
Days on Market	250	148
List Price	\$448,555	\$449,000
Sales Price	\$398,510	\$375,000
Sell Price/List Price	88.84%	83.52%