

Ocean City Residential Market Report

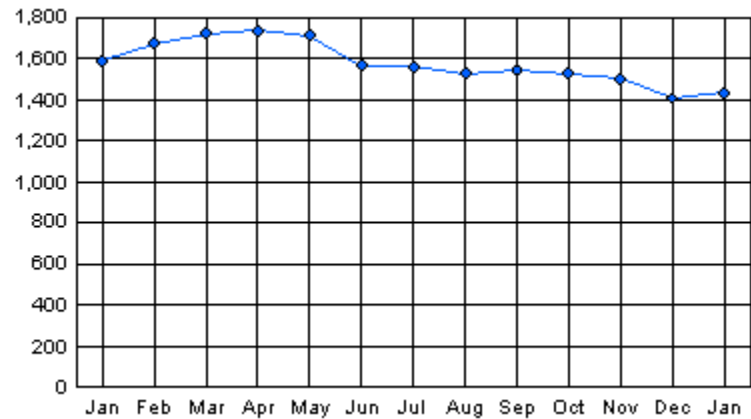
HOUSING REPORT Condominiums January 2009

Listings

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	6	5	20.0	35	18	94.4
150,000 - 199,999	18	9	100.0	112	102	9.8
200,000 - 299,999	37	38	-2.6	318	314	1.3
300,000 - 399,999	35	48	-27.1	293	341	-14.1
400,000 - 499,999	24	34	-29.4	260	277	-6.1
500,000 - 599,999	14	19	-26.3	164	190	-13.7
600,000 - 699,999	9	10	-10.0	93	150	-38.0
700,000 - 799,999	0	4	-100.0	33	62	-46.8
800,000 - 899,999	3	2	50.0	27	36	-25.0
900,000 - 999,999	3	0	N/A	30	29	3.4
1,000,000 - 1,249,999	2	1	100.0	21	27	-22.2
1,250,000 - 1,499,999	1	1	0.0	28	21	33.3
1,500,000 +	0	2	-100.0	23	24	-4.2
Totals	152	173	-12.1	1,437	1,591	-9.7

Inventory Trend

Listings Active at End of Month

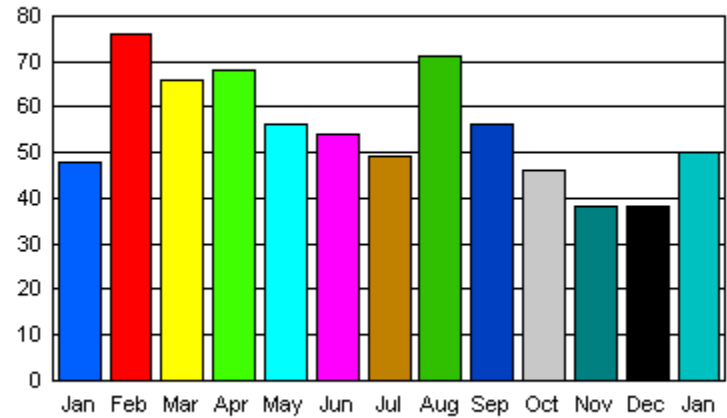


Contracts

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	3	0	N/A	3	0	N/A
150,000 - 199,999	1	4	-75.0	1	4	-75.0
200,000 - 299,999	11	3	266.7	11	3	266.7
300,000 - 399,999	12	9	33.3	12	9	33.3
400,000 - 499,999	12	7	71.4	12	7	71.4
500,000 - 599,999	5	5	0.0	5	5	0.0
600,000 - 699,999	1	4	-75.0	1	4	-75.0
700,000 - 799,999	1	1	0.0	1	1	0.0
800,000 - 899,999	0	1	-100.0	0	1	-100.0
900,000 - 999,999	0	1	-100.0	0	1	-100.0
1,000,000 - 1,249,999	1	1	0.0	1	1	0.0
1,250,000 - 1,499,999	3	11	-72.7	3	11	-72.7
1,500,000 +	0	1	-100.0	0	1	-100.0
Totals	50	48	4.0	50	48	4.0

Sales Trend

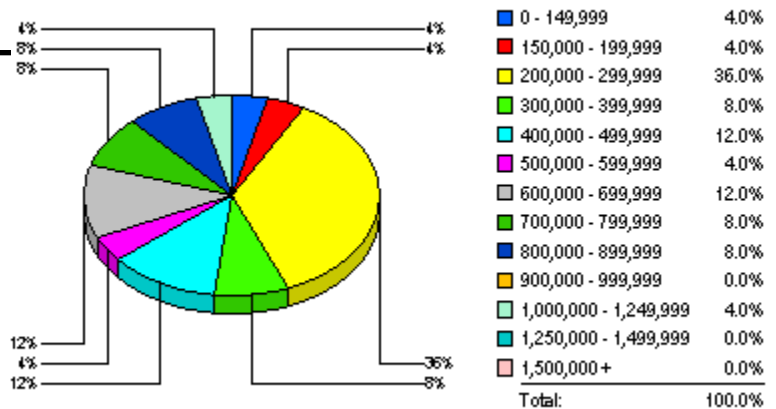
Ratified Contracts Per Month



Settlements

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	1	0	N/A	1	0	N/A
150,000 - 199,999	1	1	0.0	1	1	0.0
200,000 - 299,999	9	6	50.0	9	6	50.0
300,000 - 399,999	2	11	-81.8	2	11	-81.8
400,000 - 499,999	3	7	-57.1	3	7	-57.1
500,000 - 599,999	1	4	-75.0	1	4	-75.0
600,000 - 699,999	3	1	200.0	3	1	200.0
700,000 - 799,999	2	0	N/A	2	0	N/A
800,000 - 899,999	2	2	0.0	2	2	0.0
900,000 - 999,999	0	0	N/A	0	0	N/A
1,000,000 - 1,249,999	1	0	N/A	1	0	N/A
1,250,000 - 1,499,999	0	1	-100.0	0	1	-100.0
1,500,000 +	0	0	N/A	0	0	N/A
Totals	25	33	-24.2	25	33	-24.2

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 1/2009	Average	Median
Days on Market	174	70
List Price	\$378,561	\$289,000
Sales Price	\$317,207	\$270,000
Sell Price/List Price	83.79%	93.43%