

# Ocean City Residential Market Report

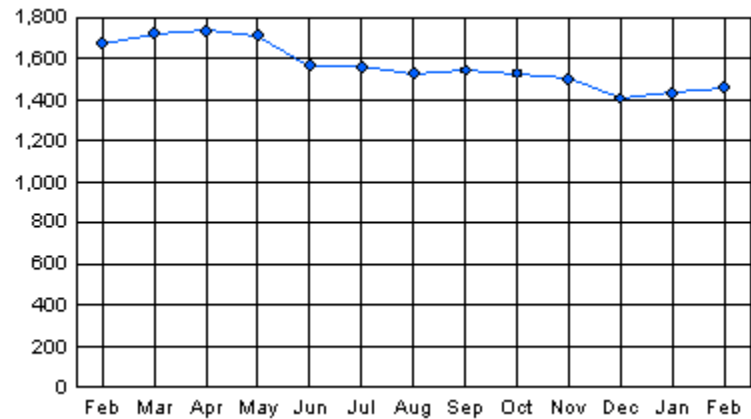
# HOUSING REPORT Condominiums February 2009

## Listings

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	3	5	-40.0	35	19	84.2
150,000 - 199,999	17	14	21.4	126	115	9.6
200,000 - 299,999	36	40	-10.0	337	319	5.6
300,000 - 399,999	36	59	-39.0	296	374	-20.9
400,000 - 499,999	33	25	32.0	262	280	-6.4
500,000 - 599,999	19	39	-51.3	174	213	-18.3
600,000 - 699,999	7	21	-66.7	77	144	-46.5
700,000 - 799,999	1	10	-90.0	32	69	-53.6
800,000 - 899,999	0	2	-100.0	25	34	-26.5
900,000 - 999,999	2	5	-60.0	29	34	-14.7
1,000,000 - 1,249,999	5	1	400.0	19	29	-34.5
1,250,000 - 1,499,999	11	0	N/A	24	23	4.3
1,500,000 +	1	0	N/A	23	23	0.0
<b>Totals</b>	<b>171</b>	<b>221</b>	<b>-22.6</b>	<b>1,459</b>	<b>1,676</b>	<b>-12.9</b>

## Inventory Trend

Listings Active at End of Month

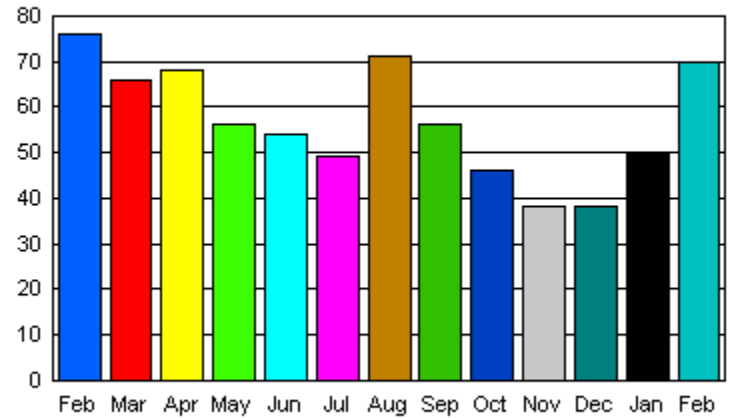


## Contracts

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	2	4	-50.0	5	4	25.0
150,000 - 199,999	3	4	-25.0	4	8	-50.0
200,000 - 299,999	12	17	-29.4	22	21	4.8
300,000 - 399,999	11	22	-50.0	21	31	-32.3
400,000 - 499,999	13	12	8.3	25	19	31.6
500,000 - 599,999	3	6	-50.0	8	11	-27.3
600,000 - 699,999	3	3	0.0	4	7	-42.9
700,000 - 799,999	2	1	100.0	3	2	50.0
800,000 - 899,999	0	3	-100.0	0	4	-100.0
900,000 - 999,999	0	1	-100.0	0	2	-100.0
1,000,000 - 1,249,999	6	1	500.0	7	2	250.0
1,250,000 - 1,499,999	14	1	1300.0	17	11	54.5
1,500,000 +	1	1	0.0	1	2	-50.0
<b>Totals</b>	<b>70</b>	<b>76</b>	<b>-8.0</b>	<b>117</b>	<b>124</b>	<b>-6.0</b>

## Sales Trend

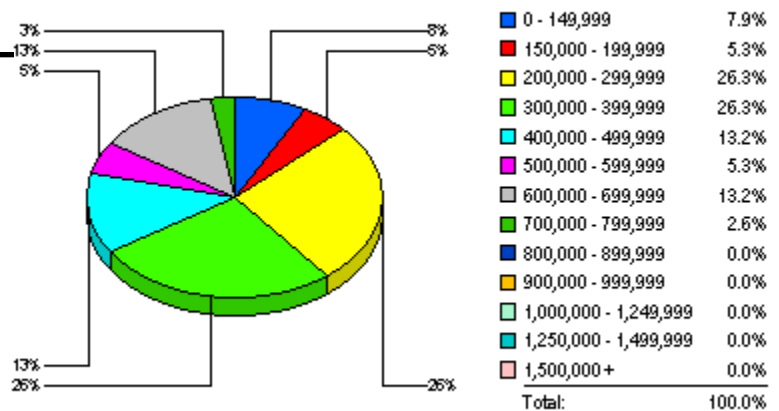
Ratified Contracts Per Month



## Settlements

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	3	1	200.0	4	1	300.0
150,000 - 199,999	2	4	-50.0	3	5	-40.0
200,000 - 299,999	10	7	42.9	19	13	46.2
300,000 - 399,999	10	10	0.0	12	21	-42.9
400,000 - 499,999	5	2	150.0	8	9	-11.1
500,000 - 599,999	2	3	-33.3	3	7	-57.1
600,000 - 699,999	5	2	150.0	8	3	166.7
700,000 - 799,999	1	1	0.0	3	1	200.0
800,000 - 899,999	0	0	N/A	2	2	0.0
900,000 - 999,999	0	1	-100.0	0	1	-100.0
1,000,000 - 1,249,999	0	0	N/A	1	0	N/A
1,250,000 - 1,499,999	0	0	N/A	0	1	-100.0
1,500,000 +	0	2	-100.0	0	2	-100.0
<b>Totals</b>	<b>38</b>	<b>33</b>	<b>15.2</b>	<b>63</b>	<b>66</b>	<b>-4.5</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 2/2009	Average	Median
Days on Market	211	152
List Price	\$383,865	\$379,000
Sales Price	\$337,360	\$312,500
Sell Price/List Price	87.89%	82.45%