

Ocean City Residential Market Report

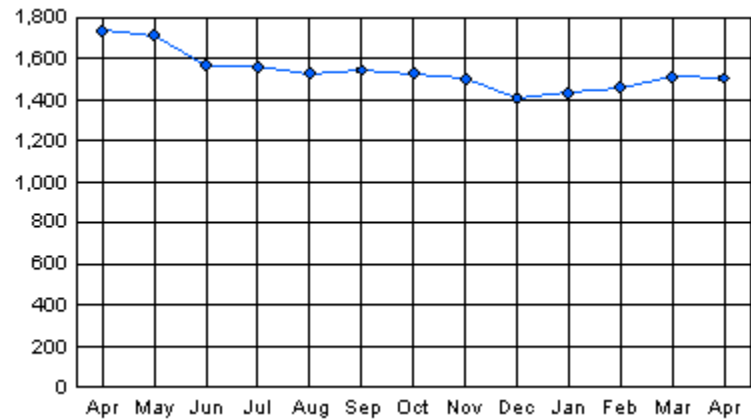
HOUSING REPORT Condominiums April 2009

Listings

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	3	2	50.0	40	20	100.0
150,000 - 199,999	15	19	-21.1	159	121	31.4
200,000 - 299,999	32	42	-23.8	342	317	7.9
300,000 - 399,999	31	35	-11.4	301	411	-26.8
400,000 - 499,999	14	37	-62.2	274	305	-10.2
500,000 - 599,999	11	9	22.2	161	218	-26.1
600,000 - 699,999	10	10	0.0	84	147	-42.9
700,000 - 799,999	4	4	0.0	35	60	-41.7
800,000 - 899,999	8	3	166.7	29	31	-6.5
900,000 - 999,999	0	2	-100.0	24	31	-22.6
1,000,000 - 1,249,999	4	4	0.0	20	29	-31.0
1,250,000 - 1,499,999	2	2	0.0	22	27	-18.5
1,500,000 +	2	1	100.0	16	20	-20.0
Totals	136	170	-20.0	1,507	1,737	-13.2

Inventory Trend

Listings Active at End of Month

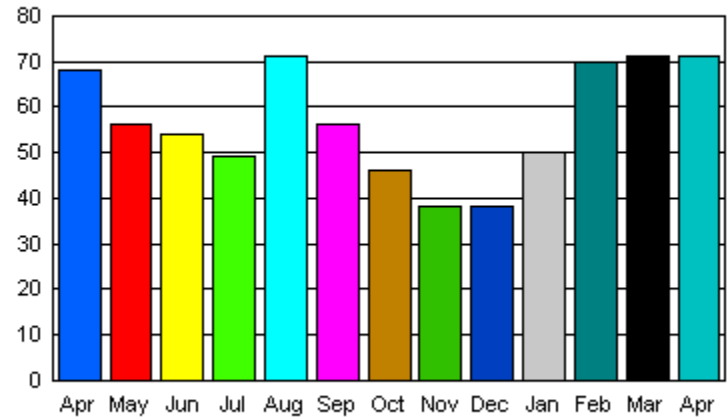


Contracts

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	3	0	N/A	10	8	25.0
150,000 - 199,999	10	5	100.0	19	22	-13.6
200,000 - 299,999	16	17	-5.9	48	53	-9.4
300,000 - 399,999	10	16	-37.5	48	56	-14.3
400,000 - 499,999	10	11	-9.1	46	37	24.3
500,000 - 599,999	7	7	0.0	17	23	-26.1
600,000 - 699,999	3	4	-25.0	9	12	-25.0
700,000 - 799,999	1	1	0.0	6	7	-14.3
800,000 - 899,999	1	2	-50.0	2	8	-75.0
900,000 - 999,999	1	1	0.0	2	10	-80.0
1,000,000 - 1,249,999	5	1	400.0	22	6	266.7
1,250,000 - 1,499,999	3	2	50.0	22	5	340.0
1,500,000 +	1	1	0.0	2	4	-50.0
Totals	71	68	4.0	253	251	1.0

Sales Trend

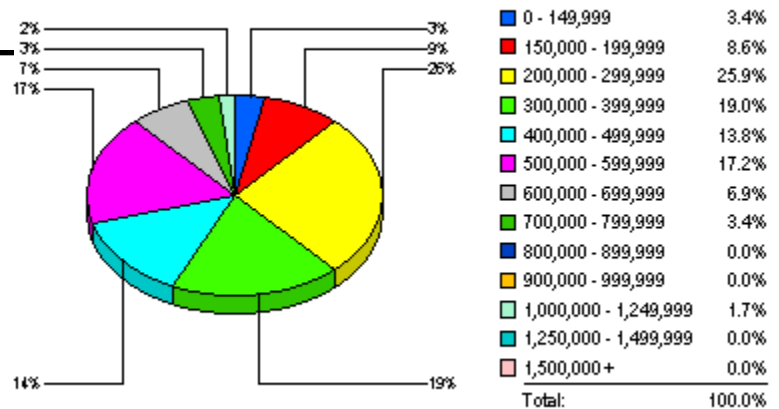
Ratified Contracts Per Month



Settlements

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	2	3	-33.3	9	8	12.5
150,000 - 199,999	5	9	-44.4	14	20	-30.0
200,000 - 299,999	15	15	0.0	49	46	6.5
300,000 - 399,999	11	10	10.0	35	51	-31.4
400,000 - 499,999	8	15	-46.7	30	33	-9.1
500,000 - 599,999	10	10	0.0	21	21	0.0
600,000 - 699,999	4	3	33.3	20	12	66.7
700,000 - 799,999	2	1	100.0	8	6	33.3
800,000 - 899,999	0	3	-100.0	3	6	-50.0
900,000 - 999,999	0	1	-100.0	1	3	-66.7
1,000,000 - 1,249,999	1	1	0.0	2	1	100.0
1,250,000 - 1,499,999	0	0	N/A	0	1	-100.0
1,500,000 +	0	1	-100.0	0	3	-100.0
Totals	58	72	-19.4	192	211	-9.0

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 4/2009	Average	Median
Days on Market	224	66
List Price	\$524,078	\$384,999
Sales Price	\$376,061	\$335,000
Sell Price/List Price	71.76%	87.01%