

Ocean City Residential Market Report

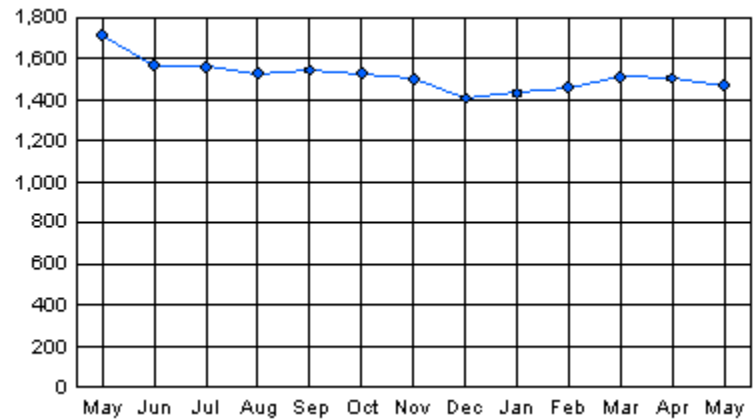
HOUSING REPORT Condominiums May 2009

Listings

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	4	3	33.3	37	23	60.9
150,000 - 199,999	19	17	11.8	159	122	30.3
200,000 - 299,999	36	34	5.9	341	322	5.9
300,000 - 399,999	34	30	13.3	304	407	-25.3
400,000 - 499,999	21	19	10.5	253	283	-10.6
500,000 - 599,999	9	18	-50.0	150	213	-29.6
600,000 - 699,999	5	6	-16.7	78	141	-44.7
700,000 - 799,999	3	1	200.0	39	59	-33.9
800,000 - 899,999	3	2	50.0	33	31	6.5
900,000 - 999,999	0	6	-100.0	23	33	-30.3
1,000,000 - 1,249,999	1	2	-50.0	21	31	-32.3
1,250,000 - 1,499,999	0	2	-100.0	18	27	-33.3
1,500,000 +	1	1	0.0	15	21	-28.6
Totals	136	141	-3.5	1,471	1,713	-14.1

Inventory Trend

Listings Active at End of Month

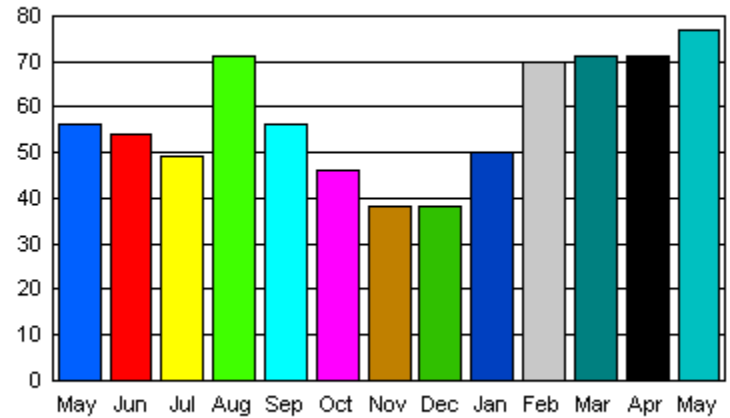


Contracts

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	2	1	100.0	12	9	33.3
150,000 - 199,999	9	7	28.6	28	29	-3.4
200,000 - 299,999	17	12	41.7	64	65	-1.5
300,000 - 399,999	18	9	100.0	66	64	3.1
400,000 - 499,999	12	5	140.0	58	41	41.5
500,000 - 599,999	7	11	-36.4	24	35	-31.4
600,000 - 699,999	2	4	-50.0	11	16	-31.3
700,000 - 799,999	2	1	100.0	7	8	-12.5
800,000 - 899,999	1	2	-50.0	2	10	-80.0
900,000 - 999,999	0	1	-100.0	2	11	-81.8
1,000,000 - 1,249,999	3	1	200.0	25	7	257.1
1,250,000 - 1,499,999	4	1	300.0	26	7	271.4
1,500,000 +	0	1	-100.0	2	5	-60.0
Totals	77	56	38.0	327	307	7.0

Sales Trend

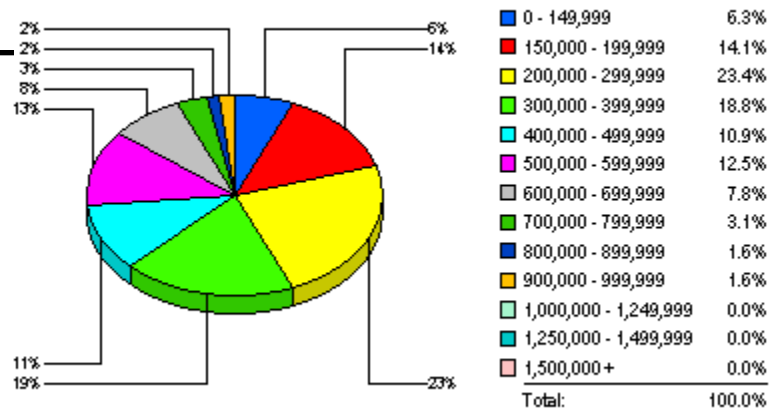
Ratified Contracts Per Month



Settlements

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	4	3	33.3	13	11	18.2
150,000 - 199,999	9	7	28.6	23	27	-14.8
200,000 - 299,999	15	14	7.1	64	60	6.7
300,000 - 399,999	12	15	-20.0	47	66	-28.8
400,000 - 499,999	7	14	-50.0	37	47	-21.3
500,000 - 599,999	8	7	14.3	29	28	3.6
600,000 - 699,999	5	4	25.0	25	16	56.3
700,000 - 799,999	2	5	-60.0	10	11	-9.1
800,000 - 899,999	1	1	0.0	4	7	-42.9
900,000 - 999,999	1	3	-66.7	2	6	-66.7
1,000,000 - 1,249,999	0	0	N/A	2	1	100.0
1,250,000 - 1,499,999	0	0	N/A	0	1	-100.0
1,500,000 +	0	0	N/A	0	3	-100.0
Totals	64	73	-12.3	256	284	-9.9

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 5/2009	Average	Median
Days on Market	238	74
List Price	\$492,185	\$389,900
Sales Price	\$385,365	\$335,000
Sell Price/List Price	78.30%	85.92%