

Ocean City Residential Market Report

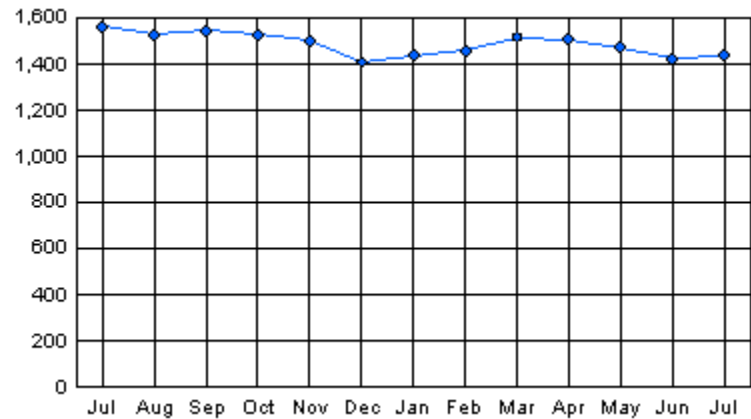
HOUSING REPORT Condominiums July 2009

Listings

Price Range	New This Month			Total Actives		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	6	3	100.0	39	26	50.0
150,000 - 199,999	16	12	33.3	160	113	41.6
200,000 - 299,999	38	21	81.0	369	301	22.6
300,000 - 399,999	23	33	-30.3	283	325	-12.9
400,000 - 499,999	16	31	-48.4	248	272	-8.8
500,000 - 599,999	11	19	-42.1	140	202	-30.7
600,000 - 699,999	1	14	-92.9	65	123	-47.2
700,000 - 799,999	2	5	-60.0	41	57	-28.1
800,000 - 899,999	3	2	50.0	30	26	15.4
900,000 - 999,999	1	1	0.0	18	34	-47.1
1,000,000 - 1,249,999	0	1	-100.0	18	29	-37.9
1,250,000 - 1,499,999	0	0	N/A	17	28	-39.3
1,500,000 +	0	1	-100.0	9	28	-67.9
Totals	117	143	-18.2	1,437	1,564	-8.1

Inventory Trend

Listings Active at End of Month

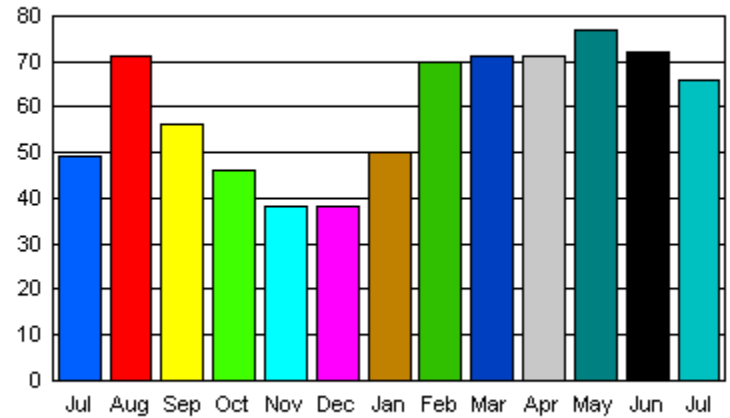


Contracts

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	5	2	150.0	22	13	69.2
150,000 - 199,999	5	6	-16.7	45	42	7.1
200,000 - 299,999	14	14	0.0	88	85	3.5
300,000 - 399,999	19	12	58.3	101	92	9.8
400,000 - 499,999	6	4	50.0	72	53	35.8
500,000 - 599,999	6	2	200.0	34	41	-17.1
600,000 - 699,999	3	2	50.0	17	23	-26.1
700,000 - 799,999	3	1	200.0	11	12	-8.3
800,000 - 899,999	1	2	-50.0	3	12	-75.0
900,000 - 999,999	2	0	N/A	4	12	-66.7
1,000,000 - 1,249,999	0	1	-100.0	26	8	225.0
1,250,000 - 1,499,999	1	1	0.0	26	7	271.4
1,500,000 +	1	2	-50.0	3	7	-57.1
Totals	66	49	35.0	452	407	11.0

Sales Trend

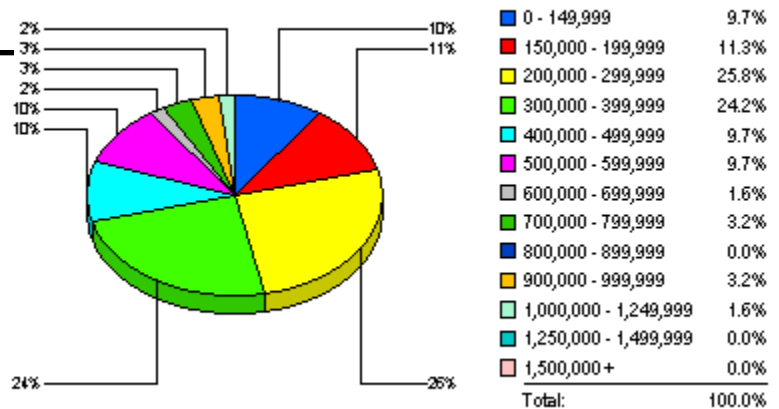
Ratified Contracts Per Month



Settlements

Price Range	New This Month			Year To Date		
	2009	2008	% Change	2009	2008	% Change
0 - 149,999	6	2	200.0	23	13	76.9
150,000 - 199,999	7	3	133.3	41	36	13.9
200,000 - 299,999	16	8	100.0	94	84	11.9
300,000 - 399,999	15	10	50.0	75	87	-13.8
400,000 - 499,999	6	5	20.0	52	58	-10.3
500,000 - 599,999	6	2	200.0	45	39	15.4
600,000 - 699,999	1	4	-75.0	27	25	8.0
700,000 - 799,999	2	1	100.0	17	13	30.8
800,000 - 899,999	0	0	N/A	6	10	-40.0
900,000 - 999,999	2	0	N/A	4	8	-50.0
1,000,000 - 1,249,999	1	2	-50.0	4	4	0.0
1,250,000 - 1,499,999	0	2	-100.0	0	3	-100.0
1,500,000 +	0	5	-100.0	0	8	-100.0
Totals	62	44	40.9	388	388	0.0

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 7/2009	Average	Median
Days on Market	388	239
List Price	\$446,268	\$379,900
Sales Price	\$367,218	\$325,000
Sell Price/List Price	82.29%	85.55%