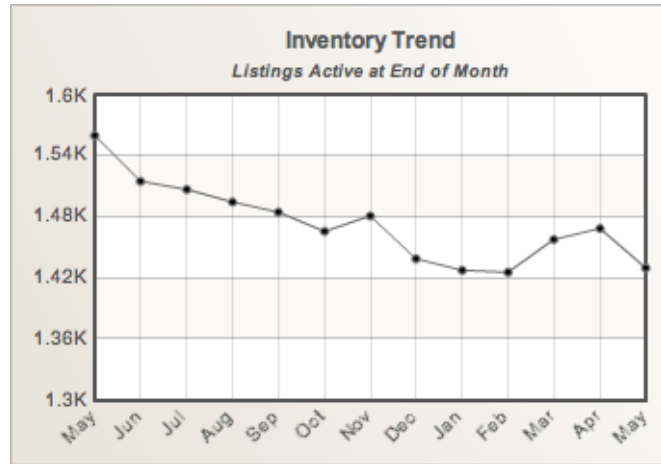


**Ocean City
Residential Market Report**

**HOUSING REPORT
Condominiums
May 2010**

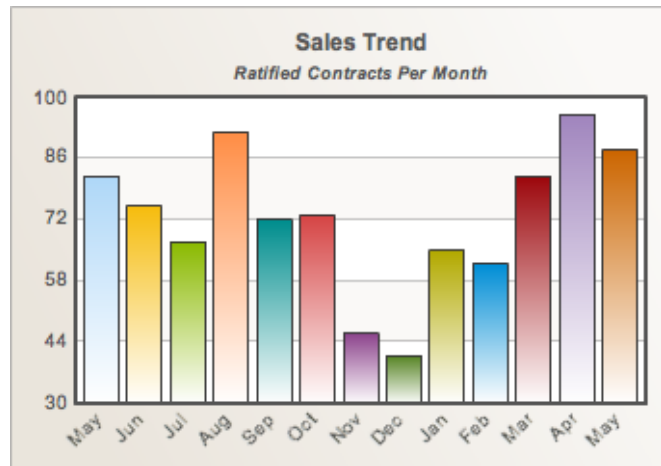
Listings

Price Range	New This Month			Total Actives		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	11	6	83.3	83	72	15.3
150,000 - 199,999	19	23	-17.4	176	162	8.6
200,000 - 299,999	44	39	12.8	389	401	-3.0
300,000 - 399,999	40	35	14.3	342	310	10.3
400,000 - 499,999	24	20	20.0	194	257	-24.5
500,000 - 599,999	14	8	75.0	106	136	-22.1
600,000 - 699,999	1	3	-66.7	44	59	-25.4
700,000 - 799,999	4	2	100.0	27	42	-35.7
800,000 - 899,999	4	2	100.0	32	42	-23.8
900,000 - 999,999	1	0	N/A	10	24	-58.3
1,000,000 - 1,249,999	0	1	-100.0	12	21	-42.9
1,250,000 - 1,499,999	0	1	-100.0	9	20	-55.0
1,500,000 +	0	2	-100.0	6	14	-57.1
Totals	162	142	14.1	1430	1560	-8.3



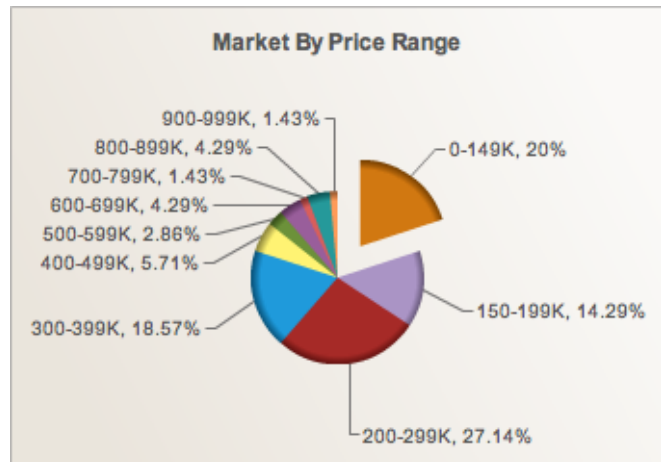
Contracts

Price Range	New This Month			Year To Date		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	7	1	600.0	44	11	300.0
150,000 - 199,999	13	10	30.0	51	30	70.0
200,000 - 299,999	22	15	46.7	91	69	31.9
300,000 - 399,999	16	19	-15.8	82	68	20.6
400,000 - 499,999	13	15	-13.3	57	62	-8.1
500,000 - 599,999	6	6	0.0	28	23	21.7
600,000 - 699,999	2	2	0.0	8	12	-33.3
700,000 - 799,999	1	3	-66.7	4	9	-55.6
800,000 - 899,999	6	2	200.0	11	3	266.7
900,000 - 999,999	1	0	N/A	3	2	50.0
1,000,000 - 1,249,999	0	5	-100.0	3	23	-87.0
1,250,000 - 1,499,999	1	4	-75.0	6	23	-73.9
1,500,000 +	0	0	N/A	5	3	66.7
Totals	88	82	7.3	393	338	16.3



Settlements

Price Range	New This Month			Year To Date		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	14	4	250.0	42	13	223.1
150,000 - 199,999	10	9	11.1	39	23	69.6
200,000 - 299,999	19	17	11.8	83	71	16.9
300,000 - 399,999	13	12	8.3	70	47	48.9
400,000 - 499,999	4	7	-42.9	32	37	-13.5
500,000 - 599,999	2	8	-75.0	16	29	-44.8
600,000 - 699,999	3	5	-40.0	8	25	-68.0
700,000 - 799,999	1	2	-50.0	7	10	-30.0
800,000 - 899,999	3	1	200.0	8	4	100.0
900,000 - 999,999	1	1	0.0	4	2	100.0
1,000,000 - 1,249,999	0	0	N/A	2	2	0.0
1,250,000 - 1,499,999	0	0	N/A	0	0	N/A
1,500,000 +	0	0	N/A	0	0	N/A
Totals	70	66	6.1	311	263	18.3



NOTES: Properties not listed through Coastal Association of REALTORS® 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.

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	For 05/2010	Average	Median
Days on Market		190	126
List Price		\$346,909	\$262,500
Sales Price		\$304,742	\$237,500
Sell Price/List Price		90.95%	92.51%