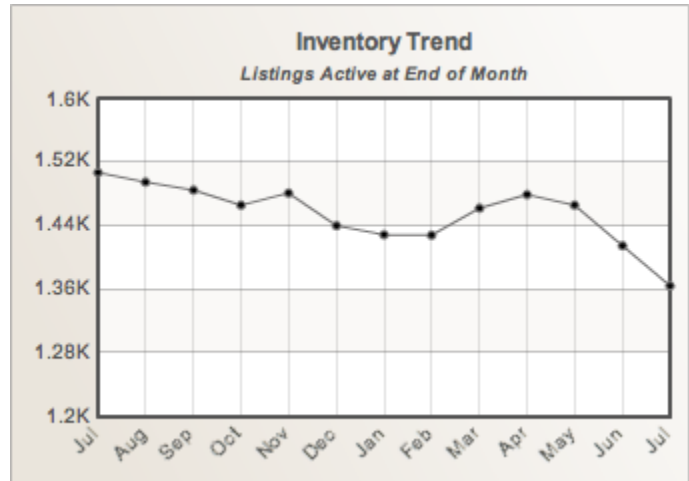


**Ocean City
Residential Market Report**

HOUSING REPORT
Condominiums
July 2010

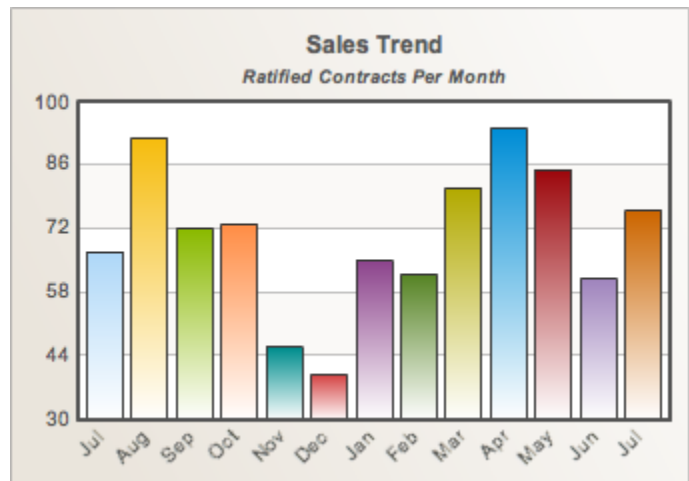
Listings

Price Range	New This Month			Total Actives		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	3	9	-66.7	71	73	-2.7
150,000 - 199,999	13	19	-31.6	165	167	-1.2
200,000 - 299,999	43	36	19.4	382	407	-6.1
300,000 - 399,999	37	25	48.0	329	298	10.4
400,000 - 499,999	26	13	100.0	181	231	-21.6
500,000 - 599,999	11	10	10.0	106	122	-13.1
600,000 - 699,999	4	1	300.0	36	55	-34.5
700,000 - 799,999	1	2	-50.0	25	40	-37.5
800,000 - 899,999	5	3	66.7	25	42	-40.5
900,000 - 999,999	1	1	0.0	13	23	-43.5
1,000,000 - 1,249,999	0	0	N/A	13	20	-35.0
1,250,000 - 1,499,999	1	0	N/A	9	17	-47.1
1,500,000 +	1	0	N/A	10	12	-16.7
Totals	146	119	22.7	1365	1507	-9.4



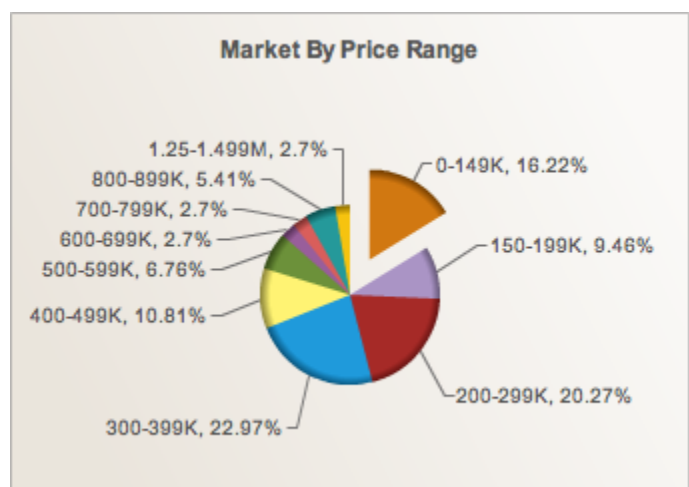
Contracts

Price Range	New This Month			Year To Date		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	8	5	60.0	60	22	172.7
150,000 - 199,999	11	7	57.1	68	52	30.8
200,000 - 299,999	15	16	-6.2	115	101	13.9
300,000 - 399,999	19	20	-5.0	114	106	7.5
400,000 - 499,999	12	4	200.0	75	72	4.2
500,000 - 599,999	1	5	-80.0	32	33	-3.0
600,000 - 699,999	1	3	-66.7	8	17	-52.9
700,000 - 799,999	0	3	-100.0	8	14	-42.9
800,000 - 899,999	6	0	N/A	19	3	533.3
900,000 - 999,999	1	0	N/A	5	3	66.7
1,000,000 - 1,249,999	0	0	N/A	4	25	-84.0
1,250,000 - 1,499,999	1	1	0.0	10	26	-61.5
1,500,000 +	1	3	-66.7	6	6	0.0
Totals	76	67	13.4	524	480	9.2



Settlements

Price Range	New This Month			Year To Date		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	12	7	71.4	64	24	166.7
150,000 - 199,999	7	9	-22.2	61	46	32.6
200,000 - 299,999	15	21	-28.6	120	106	13.2
300,000 - 399,999	17	20	-15.0	105	80	31.3
400,000 - 499,999	8	11	-27.3	51	57	-10.5
500,000 - 599,999	5	7	-28.6	23	46	-50.0
600,000 - 699,999	2	1	100.0	15	27	-44.4
700,000 - 799,999	2	3	-33.3	11	18	-38.9
800,000 - 899,999	4	0	N/A	13	5	160.0
900,000 - 999,999	0	2	-100.0	4	4	0.0
1,000,000 - 1,249,999	0	1	-100.0	3	4	-25.0
1,250,000 - 1,499,999	2	0	N/A	2	0	N/A
1,500,000 +	0	0	N/A	0	1	-100.0
Totals	74	82	-9.8	472	418	12.9



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 07/2010	Average	Median
Days on Market	231	89
List Price	\$424,447	\$341,750
Sales Price	\$365,762	\$311,000
Sell Price/List Price	92.25%	93.71%