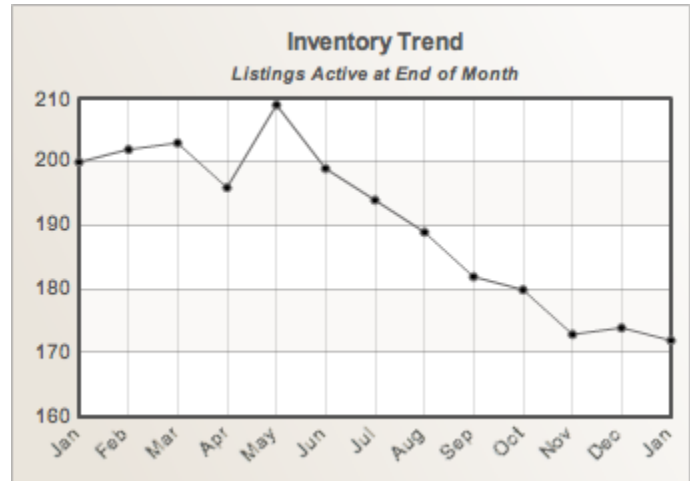


Ocean City Residential Market Report

HOUSING REPORT Single Family Homes January 2010

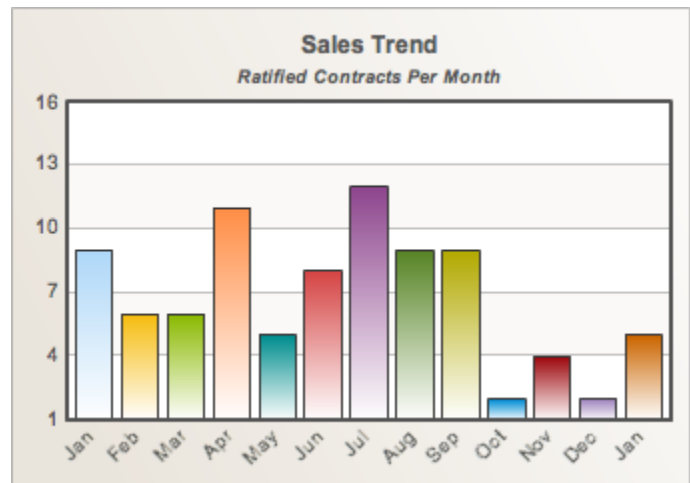
Listings

Price Range	New This Month			Total Actives		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	0	0	N/A	0	1	-100.0
150,000 - 199,999	0	2	-100.0	4	4	0.0
200,000 - 299,999	1	4	-75.0	26	23	13.0
300,000 - 399,999	3	4	-25.0	32	48	-33.3
400,000 - 499,999	1	4	-75.0	23	26	-11.5
500,000 - 599,999	3	2	50.0	19	18	5.6
600,000 - 699,999	0	0	N/A	13	18	-27.8
700,000 - 799,999	0	1	-100.0	6	9	-33.3
800,000 - 899,999	1	0	N/A	8	13	-38.5
900,000 - 999,999	1	0	N/A	11	10	10.0
1,000,000 - 1,249,999	1	1	0.0	7	5	40.0
1,250,000 - 1,499,999	1	2	-50.0	8	12	-33.3
1,500,000 +	2	0	N/A	15	13	15.4
Totals	14	20	-30.0	172	200	-14.0



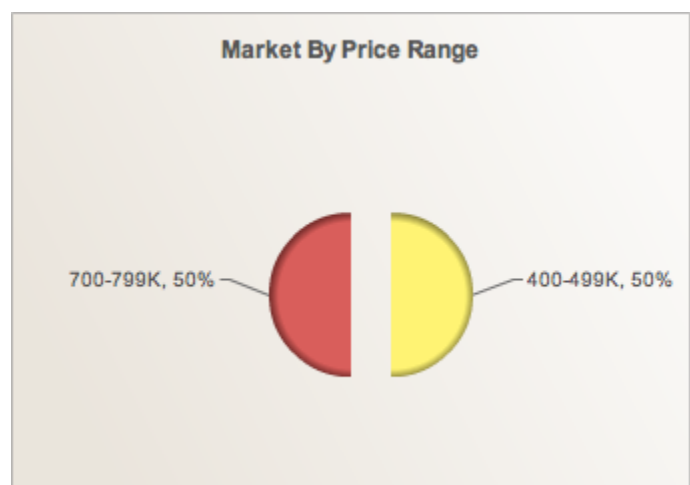
Contracts

Price Range	New This Month			Year To Date		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	0	0	N/A	0	0	N/A
150,000 - 199,999	0	1	-100.0	0	1	-100.0
200,000 - 299,999	0	2	-100.0	0	2	-100.0
300,000 - 399,999	1	1	0.0	1	1	0.0
400,000 - 499,999	2	1	100.0	2	1	100.0
500,000 - 599,999	0	2	-100.0	0	2	-100.0
600,000 - 699,999	0	1	-100.0	0	1	-100.0
700,000 - 799,999	0	1	-100.0	0	1	-100.0
800,000 - 899,999	0	0	N/A	0	0	N/A
900,000 - 999,999	0	0	N/A	0	0	N/A
1,000,000 - 1,249,999	1	0	N/A	1	0	N/A
1,250,000 - 1,499,999	0	0	N/A	0	0	N/A
1,500,000 +	1	0	N/A	1	0	N/A
Totals	5	9	-44.4	5	9	-44.4



Settlements

Price Range	New This Month			Year To Date		
	2010	2009	% Change	2010	2009	% Change
0 - 149,999	0	0	N/A	0	0	N/A
150,000 - 199,999	0	1	-100.0	0	1	-100.0
200,000 - 299,999	0	2	-100.0	0	2	-100.0
300,000 - 399,999	0	0	N/A	0	0	N/A
400,000 - 499,999	1	0	N/A	1	0	N/A
500,000 - 599,999	0	2	-100.0	0	2	-100.0
600,000 - 699,999	0	0	N/A	0	0	N/A
700,000 - 799,999	1	0	N/A	1	0	N/A
800,000 - 899,999	0	0	N/A	0	0	N/A
900,000 - 999,999	0	0	N/A	0	0	N/A
1,000,000 - 1,249,999	0	0	N/A	0	0	N/A
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	2	5	-60.0	2	5	-60.0



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 01/2010	Average	Median
Days on Market	140	140
List Price	\$637,250	\$637,250
Sales Price	\$580,000	\$580,000
Sell Price/List Price	90.51%	90.51%