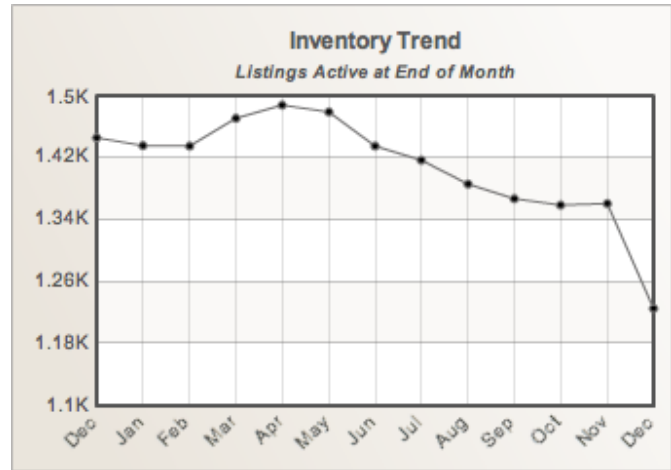


Ocean City Residential Market Report

HOUSING REPORT Condominiums December 2010

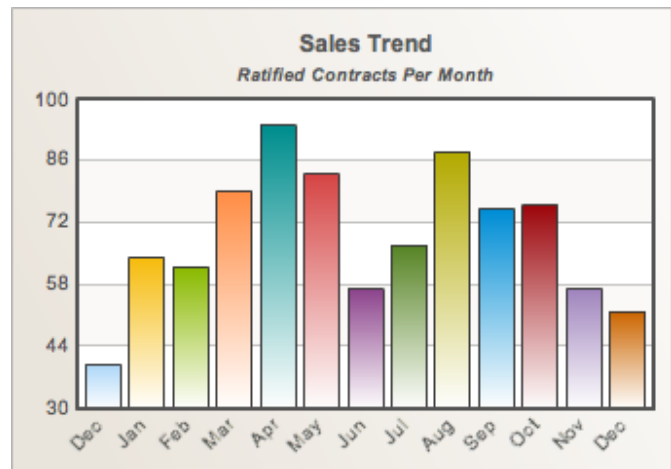
Listings

| Price Range | New This Month | | | Total Actives | | |
|-----------------------|----------------|-----------|--------------|---------------|-------------|--------------|
| | 2010 | 2009 | % Change | 2010 | 2009 | % Change |
| 0 - 149,999 | 6 | 14 | -57.1 | 75 | 103 | -27.2 |
| 150,000 - 199,999 | 8 | 8 | 0.0 | 166 | 183 | -9.3 |
| 200,000 - 299,999 | 15 | 33 | -54.5 | 351 | 377 | -6.9 |
| 300,000 - 399,999 | 18 | 22 | -18.2 | 296 | 302 | -2.0 |
| 400,000 - 499,999 | 5 | 5 | 0.0 | 143 | 216 | -33.8 |
| 500,000 - 599,999 | 3 | 9 | -66.7 | 76 | 115 | -33.9 |
| 600,000 - 699,999 | 2 | 1 | 100.0 | 36 | 35 | 2.9 |
| 700,000 - 799,999 | 1 | 3 | -66.7 | 17 | 27 | -37.0 |
| 800,000 - 899,999 | 1 | 1 | 0.0 | 29 | 36 | -19.4 |
| 900,000 - 999,999 | 2 | 0 | N/A | 15 | 19 | -21.1 |
| 1,000,000 - 1,249,999 | 0 | 0 | N/A | 7 | 13 | -46.2 |
| 1,250,000 - 1,499,999 | 1 | 0 | N/A | 6 | 14 | -57.1 |
| 1,500,000 + | 0 | 0 | N/A | 9 | 6 | 50.0 |
| Totals | 62 | 96 | -35.4 | 1226 | 1446 | -15.2 |



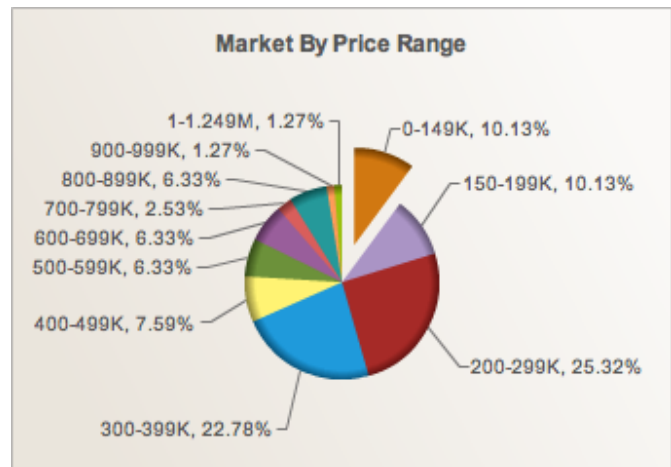
Contracts

| Price Range | New This Month | | | Year To Date | | |
|-----------------------|----------------|-----------|-------------|--------------|------------|-------------|
| | 2010 | 2009 | % Change | 2010 | 2009 | % Change |
| 0 - 149,999 | 7 | 2 | 250.0 | 91 | 35 | 160.0 |
| 150,000 - 199,999 | 7 | 5 | 40.0 | 108 | 87 | 24.1 |
| 200,000 - 299,999 | 9 | 13 | -30.8 | 212 | 182 | 16.5 |
| 300,000 - 399,999 | 14 | 9 | 55.6 | 207 | 178 | 16.3 |
| 400,000 - 499,999 | 7 | 5 | 40.0 | 114 | 123 | -7.3 |
| 500,000 - 599,999 | 3 | 2 | 50.0 | 59 | 59 | 0.0 |
| 600,000 - 699,999 | 2 | 1 | 100.0 | 16 | 26 | -38.5 |
| 700,000 - 799,999 | 0 | 0 | N/A | 22 | 27 | -18.5 |
| 800,000 - 899,999 | 1 | 0 | N/A | 28 | 5 | 460.0 |
| 900,000 - 999,999 | 0 | 0 | N/A | 5 | 4 | 25.0 |
| 1,000,000 - 1,249,999 | 1 | 2 | -50.0 | 11 | 35 | -68.6 |
| 1,250,000 - 1,499,999 | 1 | 0 | N/A | 14 | 29 | -51.7 |
| 1,500,000 + | 0 | 1 | -100.0 | 7 | 12 | -41.7 |
| Totals | 52 | 40 | 30.0 | 894 | 802 | 11.5 |



Settlements

| Price Range | New This Month | | | Year To Date | | |
|-----------------------|----------------|-----------|-------------|--------------|------------|-------------|
| | 2010 | 2009 | % Change | 2010 | 2009 | % Change |
| 0 - 149,999 | 8 | 4 | 100.0 | 115 | 46 | 150.0 |
| 150,000 - 199,999 | 8 | 5 | 60.0 | 106 | 83 | 27.7 |
| 200,000 - 299,999 | 20 | 14 | 42.9 | 229 | 198 | 15.7 |
| 300,000 - 399,999 | 18 | 15 | 20.0 | 198 | 155 | 27.7 |
| 400,000 - 499,999 | 6 | 9 | -33.3 | 91 | 102 | -10.8 |
| 500,000 - 599,999 | 5 | 4 | 25.0 | 53 | 77 | -31.2 |
| 600,000 - 699,999 | 5 | 3 | 66.7 | 30 | 46 | -34.8 |
| 700,000 - 799,999 | 2 | 2 | 0.0 | 23 | 28 | -17.9 |
| 800,000 - 899,999 | 5 | 1 | 400.0 | 22 | 7 | 214.3 |
| 900,000 - 999,999 | 1 | 0 | N/A | 7 | 4 | 75.0 |
| 1,000,000 - 1,249,999 | 1 | 0 | N/A | 5 | 5 | 0.0 |
| 1,250,000 - 1,499,999 | 0 | 0 | N/A | 5 | 3 | 66.7 |
| 1,500,000 + | 0 | 0 | N/A | 0 | 1 | -100.0 |
| Totals | 79 | 57 | 38.6 | 884 | 755 | 17.1 |



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 12/2010 | Average | Median |
|-----------------------|-----------|-----------|
| Days on Market | 185 | 89 |
| List Price | \$409,747 | \$332,000 |
| Sales Price | \$372,925 | \$300,000 |
| Sell Price/List Price | 91.76% | 93.94% |