



Hello everyone! Hope you are doing well and surviving all these snow storms the east coast has been experiencing this winter. I've lived in the Ocean City area since 1985 and I have never seen this much snow here. I'm not much for the cold, snowy weather, but it is beautiful seeing snow on the beach. Look at the bright side...only about 100 more days until Memorial Day weekend, the start of the summer season! Here are a few pretty pictures of the snow.



In this E-Newsletter I gathered some statics for you on Ocean City & Ocean Pines Real Estate Market. *(The information below was taken from the Multiple Listing Service – all information is deemed reliable but not guaranteed)*

Numbers of Properties Sold & Average Sales Prices over the past 2 years

Ocean City Condos & Townhomes
 2009 – 701 properties @ \$378,934
 2008 – 621 properties @ \$414,306

Ocean City Single Family Homes
 2009 – 50 homes @ \$402,549
 2008 – 42 homes @ \$478,360

Ocean Pines Single Family Homes
 2009 – 193 homes @ \$268,173
 2008 – 191 homes @ \$329,065

Ocean Pines Condos & Townhomes
 2009 – 12 properties @ \$290,390
 2008 – 14 properties @ 289,071

Summary of the 2009 Real Estate Market at the Beach

Ocean City Condos & Townhomes
 Efficiency 12 properties from \$86,001 - \$175,000
 1 Bedroom 99 properties from \$88,000 - \$340,000
 2 Bedrooms 241 properties from \$84,400 - \$510,000
 3 Bedrooms 308 properties from \$150,000 - \$1,100,000
 4+ Bedroom 41 properties from \$350,250 - \$1,300,000

Ocean City Single Family Homes
 2 Bedrooms 4 homes from \$165,000 - \$310,000
 3 Bedrooms 30 homes from \$249,900 - \$573,500
 4+ Bedroom 16 homes from \$240,000 - \$1,392,500

Ocean Pines Single Family Homes
 2 Bedrooms 10 homes from \$131,000 - \$250,000
 3 Bedrooms 139 homes from \$126,000 - \$710,000
 4+ Bedroom 44 homes from \$148,000 - \$1,048,000

Ocean Pines Condos & Townhomes
 2 Bedrooms 3 properties from \$175,000 - \$310,000
 3 Bedrooms 9 properties from \$180,784 - \$425,000
 4+ Bedroom 0 properties sold

***Please let me know if you would like sales information on a specific building or neighborhood. I'll be happy to help provide you with the information.

New Listing – Bayfront Townhome with Deeded Dock - \$475,000



- Gorgeous Bayfront View
- 3 Bedroom / 2 Baths End Unit
- Large Bedrooms
- Fireplace
- 1,632 square foot
- Southern Exposure

Virtual Tour link:

<http://www.landart.com/tour110/102/1101021004>

I look forward to helping you and your friends with all your real estate needs!

Please view my website for information on additional listings at www.OCconnection.com

Your Beach Realtor,

Cindy

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