

Atlantic County Mainland Communities

Market Statistics All MLS

Statistics for: Class=RE, LD, CI, MF, CN, RN AND Date Range=01/01/2009-03/31/2009 AND Area=105, 141, 142, 171, 200, 205, 229, 235, 255, 260, 280, 335, 350, 400, 406, 435, 485 AND Board=-1; As Of: 4/13/2009

Class	Bedrooms	Current Active	Avg List Price	Avg DOM
All	All	2,948	\$316,870	186
RE	All	1,834	\$295,209	159
RE	1 bedroom	18	\$229,255	167
RE	2 bedroom	295	\$194,176	158
RE	3 bedroom	797	\$250,774	147
RE	4 bedroom	570	\$364,219	170
RE	5 bedroom	154	\$470,990	180
LD	All	400	\$310,159	327
CI	All	227	\$763,927	237
MF	All	55	\$278,175	175
CN	All	431	\$185,481	141
CN	1 bedroom	51	\$123,549	127
CN	2 bedroom	286	\$159,994	144
CN	3 bedroom	92	\$293,032	139
CN	4 bedroom	2	\$462,000	170

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Class	Bedrooms	Total Listed	Num Sold	Pct Sold	Avg List Price Sold	Avg Sale Price Sold	Sale Price/List Price Ratio	Avg DOM Sold	Avg List Price Unsold	Pct Expired
All	All	1,375	271	19.74%	\$216,715	\$201,803	93.12%	131	\$296,410	54.18%
RE	All	924	205	22.19%	\$232,684	\$219,094	94.16%	128	\$295,972	50.32%
RE	1 bedroom	9	3	33.33%	\$98,300	\$93,666	95.29%	13	\$141,322	66.67%
RE	2 bedroom	157	34	21.66%	\$143,723	\$133,494	92.88%	106	\$184,327	43.95%
RE	3 bedroom	428	98	22.90%	\$206,641	\$194,509	94.13%	107	\$240,451	50.23%
RE	4 bedroom	265	65	24.53%	\$298,533	\$283,218	94.87%	172	\$361,268	51.32%
RE	5 bedroom	65	5	7.69%	\$572,640	\$524,700	91.63%	210	\$585,787	60.00%
LD	All	121	9	7.44%	\$170,426	\$108,222	63.50%	179	\$261,922	89.26%
CI	All	83	6	7.23%	\$167,300	\$130,833	78.20%	353	\$629,355	73.49%
MF	All	24	3	12.50%	\$286,633	\$254,166	88.67%	205	\$251,376	75.00%
CN	All	221	48	21.72%	\$159,004	\$151,100	95.03%	98	\$181,584	42.08%
CN	1 bedroom	23	2	8.70%	\$129,900	\$131,950	101.58%	102	\$114,034	60.87%
CN	2 bedroom	159	33	20.75%	\$151,984	\$145,561	95.77%	104	\$171,850	37.74%
CN	3 bedroom	39	13	33.33%	\$181,300	\$168,107	92.72%	83	\$264,041	48.72%

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Class	Bedrooms	Total Listed	Num Sold	Pct Sold	Avg List Price Sold	Avg Sale Price Sold	Sale Price/List Price Ratio	Avg DOM Sold	Avg List Price Unsold	Pct Expired
All	All	1,789	422	23.59%	\$257,567	\$242,588	94.18%	98	\$340,182	40.97%
RE	All	1,198	292	24.37%	\$277,844	\$262,797	94.58%	92	\$335,931	38.73%
RE	1 bedroom	12	1	8.33%	\$179,899	\$150,000	83.38%	172	\$161,814	58.33%
RE	2 bedroom	173	51	29.48%	\$189,204	\$177,448	93.79%	87	\$195,849	36.99%
RE	3 bedroom	556	141	25.36%	\$254,852	\$242,247	95.05%	92	\$276,498	37.41%
RE	4 bedroom	365	84	23.01%	\$341,089	\$322,878	94.66%	94	\$390,389	41.64%
RE	5 bedroom	92	15	16.30%	\$447,700	\$417,226	93.19%	80	\$669,079	35.87%
LD	All	148	20	13.51%	\$121,354	\$107,001	88.17%	149	\$362,824	51.35%
CI	All	92	9	9.78%	\$820,322	\$717,444	87.46%	138	\$746,573	63.04%
MF	All	29	4	13.79%	\$293,450	\$271,475	92.51%	91	\$319,770	68.97%
CN	All	322	97	30.12%	\$170,917	\$164,459	96.22%	101	\$200,503	35.71%
CN	1 bedroom	44	11	25.00%	\$140,036	\$133,293	95.19%	77	\$135,157	38.64%
CN	2 bedroom	216	71	32.87%	\$154,982	\$149,125	96.22%	104	\$190,070	35.19%
CN	3 bedroom	59	14	23.73%	\$268,921	\$260,600	96.91%	99	\$277,631	35.59%

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Class	Bedrooms	Total Listed	Num Sold	Pct Sold	Avg List Price Sold	Avg Sale Price Sold	Sale Price/List Price Ratio	Avg DOM Sold	Avg List Price Unsold	Pct Expired
All	All	454	102	22.52%	\$229,099	\$209,794	91.57%	117	\$252,459	40.97%
RE	All	325	75	23.08%	\$247,507	\$231,045	93.35%	123	\$259,977	38.15%
RE	1 bedroom	2	0	0.00%	\$0	\$0	0.00%	0	\$140,466	100.00%
RE	2 bedroom	54	9	16.67%	\$137,055	\$126,888	92.58%	109	\$172,976	40.74%
RE	3 bedroom	149	36	24.16%	\$191,920	\$178,768	93.15%	130	\$232,553	38.26%
RE	4 bedroom	98	26	26.53%	\$302,142	\$285,451	94.48%	108	\$329,804	32.65%
RE	5 bedroom	22	4	18.18%	\$641,175	\$582,250	90.81%	185	\$369,508	50.00%
LD	All	35	4	11.43%	\$304,700	\$182,000	59.73%	210	\$160,849	60.00%
CI	All	21	2	9.52%	\$234,950	\$200,000	85.12%	167	\$461,572	85.71%
MF	All	6	1	16.67%	\$155,000	\$120,000	77.42%	48	\$231,942	33.33%
CN	All	66	20	30.30%	\$148,069	\$141,132	95.31%	75	\$164,393	31.82%
CN	1 bedroom	8	0	0.00%	\$0	\$0	0.00%	0	\$110,933	37.50%
CN	2 bedroom	43	15	34.88%	\$137,266	\$130,983	95.42%	85	\$160,818	32.56%
CN	3 bedroom	15	5	33.33%	\$180,480	\$171,580	95.07%	47	\$207,910	26.67%

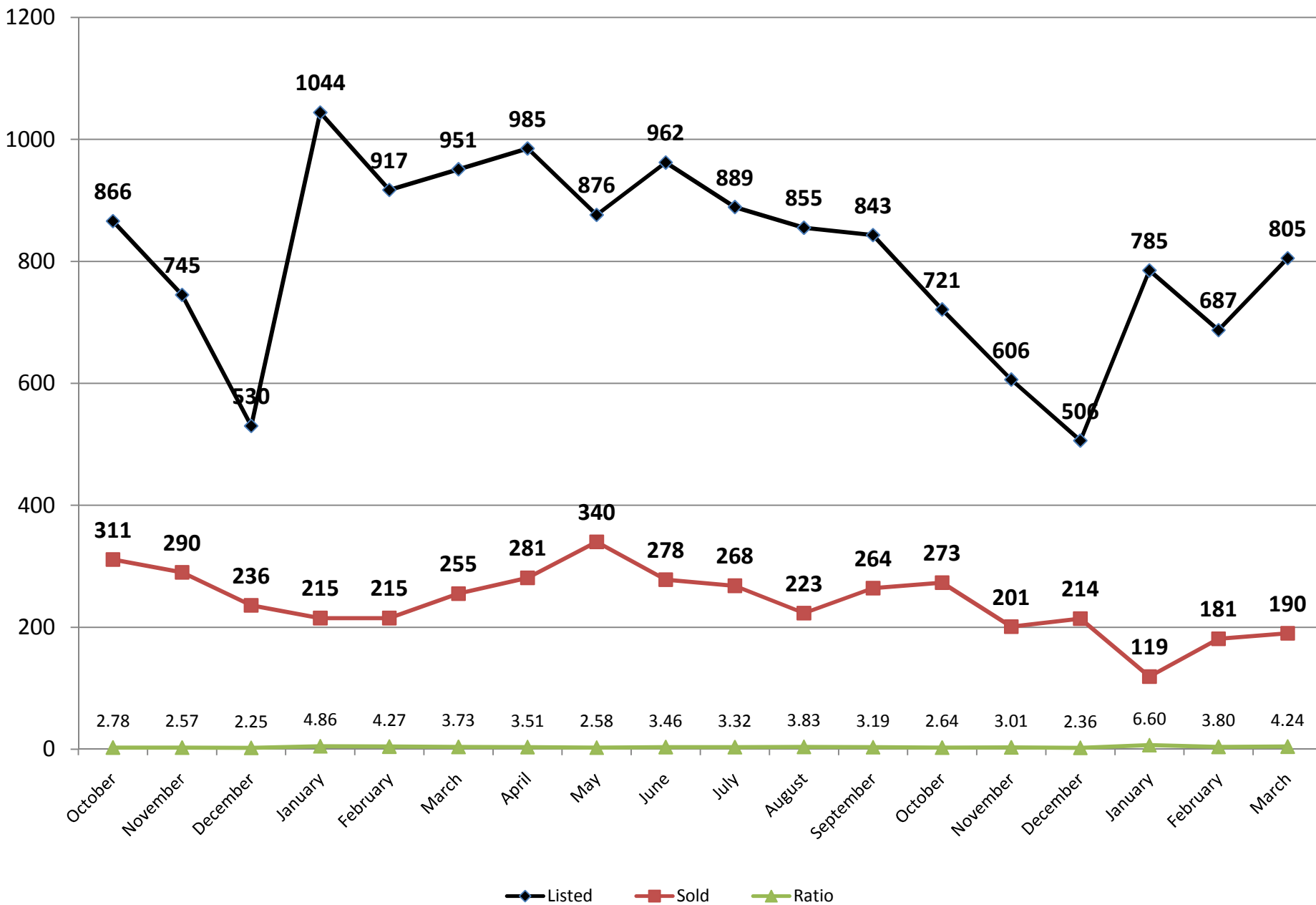
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Class	Bedrooms	Total Listed	Num Sold	Pct Sold	Avg List Price Sold	Avg Sale Price Sold	Sale Price/List Price Ratio	Avg DOM Sold	Avg List Price Unsold	Pct Expired
All	All	625	165	27.09%	\$248,023	\$232,678	93.81%	105	\$361,502	29.12%
RE	All	408	112	27.45%	\$291,209	\$273,162	93.80%	102	\$333,503	31.13%
RE	1 bedroom	5	1	20.00%	\$179,899	\$150,000	83.38%	172	\$0	0.00%
RE	2 bedroom	53	22	41.51%	\$185,875	\$175,266	94.29%	76	\$185,880	26.42%
RE	3 bedroom	191	52	27.23%	\$273,225	\$255,882	93.65%	104	\$276,424	28.27%
RE	4 bedroom	130	32	24.62%	\$357,042	\$335,544	93.98%	115	\$368,132	37.69%
RE	5 bedroom	29	5	17.24%	\$542,640	\$509,000	93.80%	90	\$586,331	34.48%
LD	All	52	9	17.31%	\$99,711	\$85,057	85.30%	101	\$621,458	28.85%
CI	All	33	3	9.09%	\$253,300	\$206,666	81.59%	129	\$740,650	30.30%
MF	All	16	0	0.00%	\$0	\$0	0.00%	0	\$391,814	37.50%
CN	All	116	41	35.34%	\$162,224	\$156,395	96.41%	112	\$177,372	20.69%
CN	1 bedroom	17	2	11.76%	\$99,200	\$97,000	97.78%	105	\$157,159	29.41%
CN	2 bedroom	82	31	37.80%	\$156,035	\$149,541	95.84%	118	\$160,490	18.29%
CN	3 bedroom	17	8	47.06%	\$201,962	\$197,800	97.94%	91	\$254,514	23.53%

County and Regional Information

18 Month Trend - New Listings vs. Sold Listings - Residential – SJSRMLS Entire MLS – Atlantic, Cumberland and Upper Cape May Counties

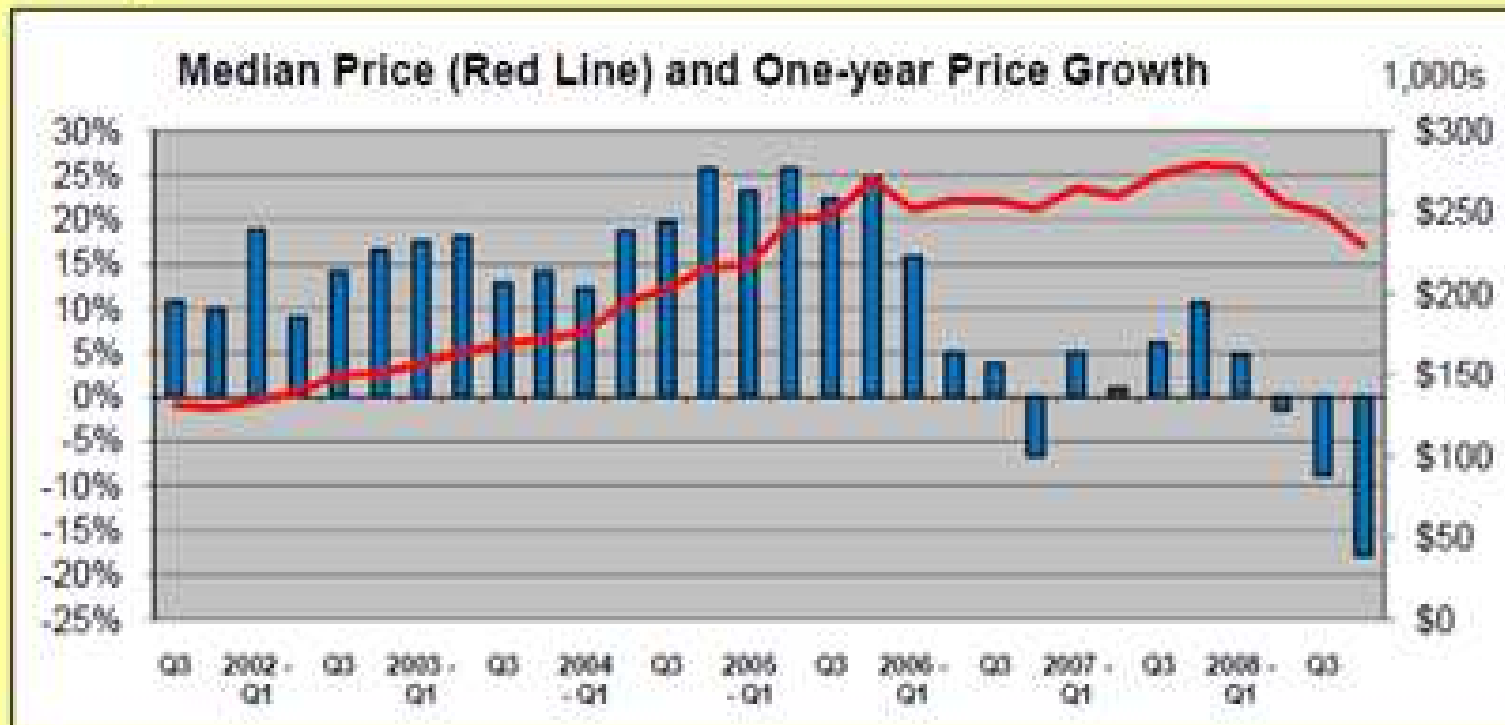




Atlantic City Area

Metro Market Report, Fourth Quarter 2008

Today's Market...



	Atlantic City	U.S.	Local Trend
Price Activity			
Current Median Home Price (2008 - Q4)	\$229,100	\$180,800	
1-year Appreciation (2008 - Q4)	-17.8%	-7.0%	Weak for this metro area
3-year Appreciation (2008 - Q4)	-15.1%	-19.8%	Weak for this market
3-year (12-quarter) Housing Equity Gain	-\$40,800	-\$44,567	

Local Supply and Demand...

Local Economic Outlook	Atlantic City	U.S.	
1-year Job Additions (2008 - Dec)	-4,300	Not Comparable	Soft for this market
3-year Job Additions (2008 - Dec)	-6,100	Not Comparable	Weaker than local average
State Economic Activity Index	New Jersey	U.S.	
12-month change (2008 - Dec)	-3.0%	-0.9%	Weak compared with nation
36-month change (2008 - Dec)	1.2%	4.5%	Respectable relative to the nation

Local Fundamentals	Atlantic City	U.S.	
1-year (12 month) Job Growth Rate	-2.9%	-0.4%	Weak compared to other markets
3-year (36 month) Job Growth Rate	-4.0%	2.5%	Weaker than most metro areas
1-year Job Gain to New Single-Family Homes	-5.4	0.0	Weak compared to the national average
3-year Job Gain to New Single-Family Homes	-1.7	13.9	Weak compared to the nation
** Single-Family Housing Permits (2008 - Dec)	-34.6%	-41.3%	Important to reduce supply

**Rolling 12-month sum vs. a year ago