



COMPASS

February 2023

# Ocean Market Insights

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FEBRUARY 2023

SUBMARKET NAME	PAGE
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# Bay Head

FEBRUARY 2023

## UNDER CONTRACT

<b>2</b>	<b>\$5.1M</b>	<b>\$5.1M</b>
Total Properties	Average Price	Median Price
<b>-50%</b>	<b>363%</b>	<b>471%</b>
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

## UNITS SOLD

<b>2</b>	<b>\$1.1M</b>	<b>\$1.1M</b>
Total Properties	Average Price	Median Price
<b>0%</b>	<b>-27%</b>	<b>-27%</b>
Change From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

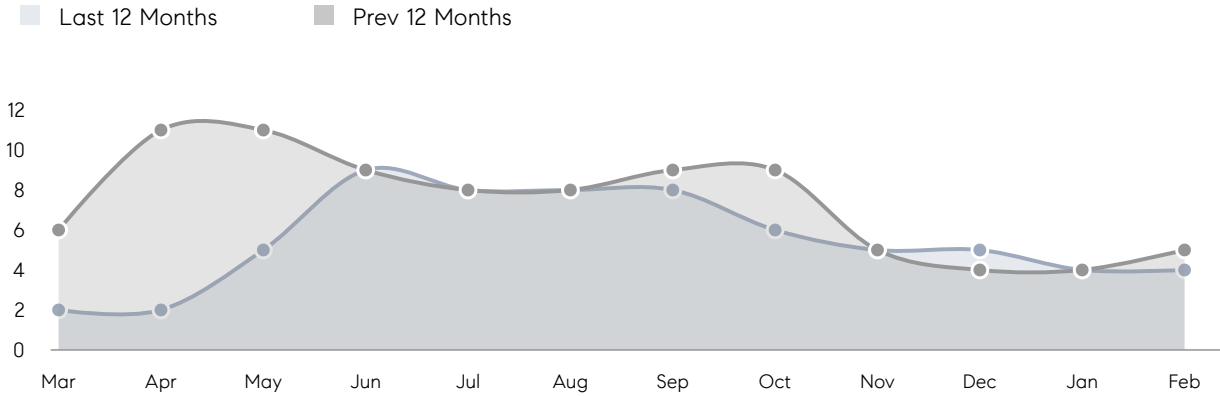
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	71	71	0%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$1,179,500	\$1,616,250	-27.0%
	# OF CONTRACTS	2	4	-50.0%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	71	71	0%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$1,179,500	\$1,616,250	-27%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

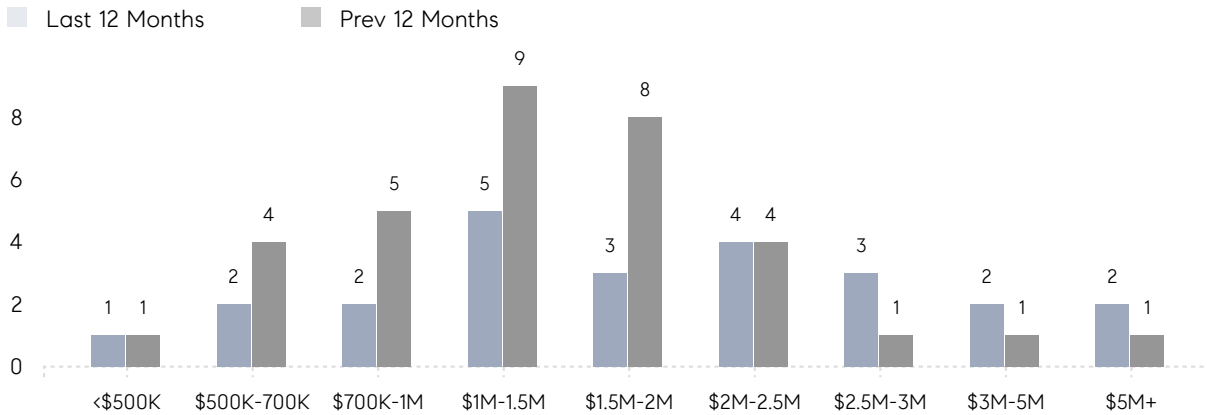
# Bay Head

FEBRUARY 2023

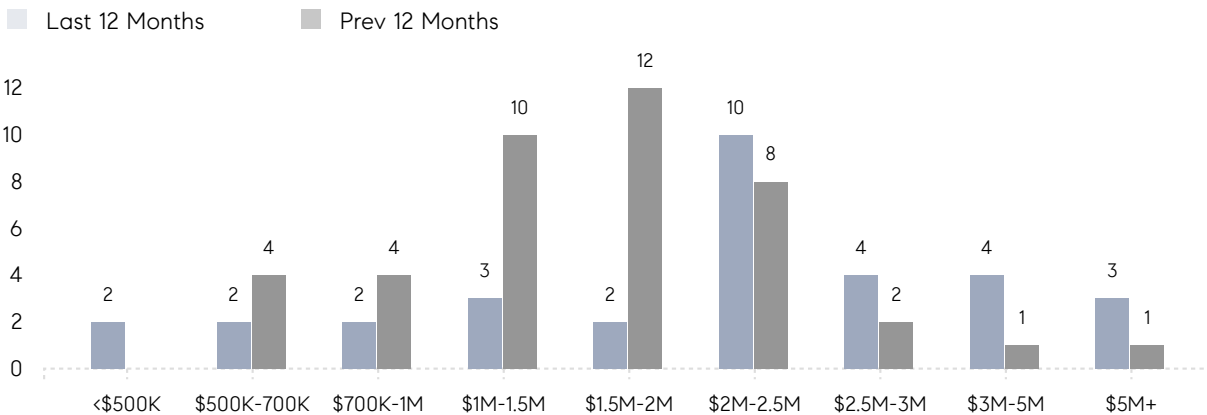
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Mantoloking

FEBRUARY 2023

## UNDER CONTRACT

<b>0</b>	–	–
Total Properties	Average Price	Median Price
<b>0%</b>	–	–
Change From Feb 2022	Change From Feb 2022	Change From Feb 2022

## UNITS SOLD

<b>0</b>	–	–
Total Properties	Average Price	Median Price
<b>0%</b>	–	–
Change From Feb 2022	Change From Feb 2022	Change From Feb 2022

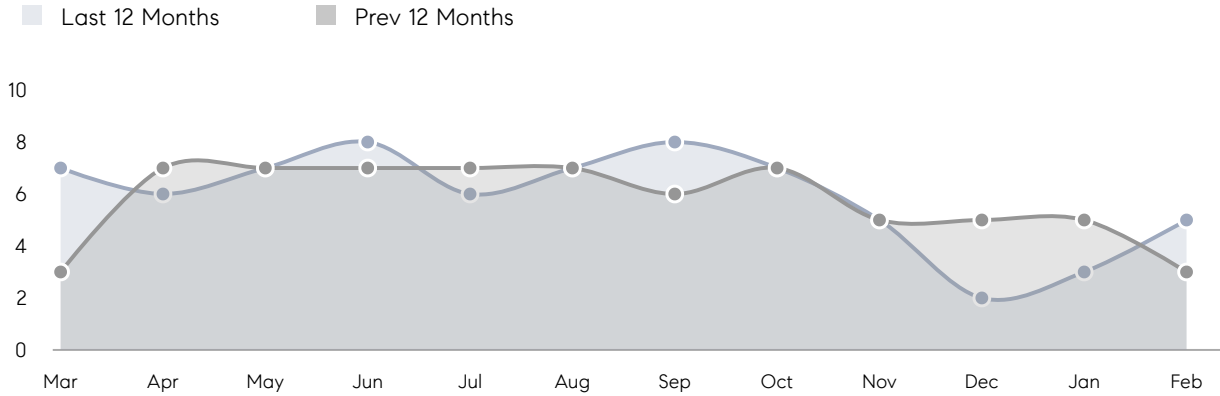
## Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0.0%
	NEW LISTINGS	2	0	0%
Houses	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

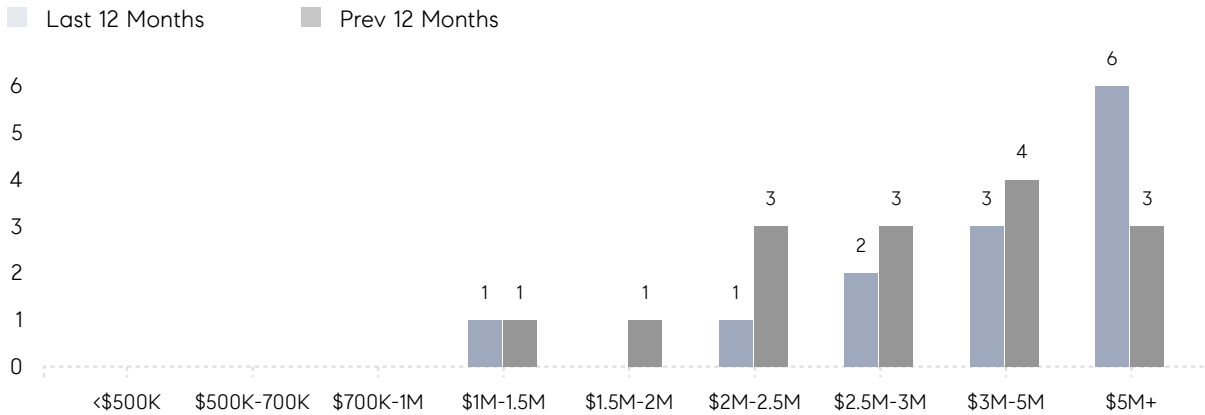
# Mantoloking

FEBRUARY 2023

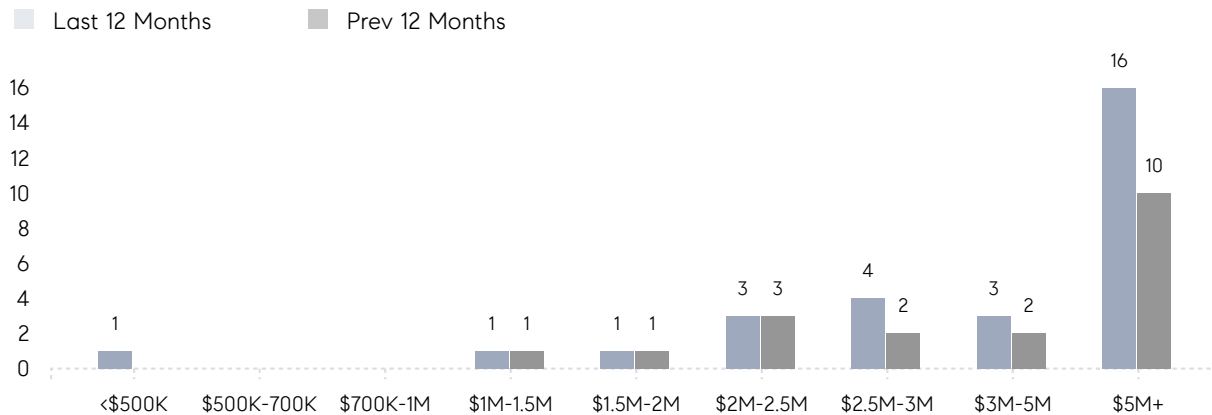
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range





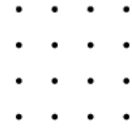
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# Bay Head

FEBRUARY 2023



**\$1.1M**

Average  
Sales Price

**0%**

Change In Sales  
From Feb 2022

**\$1.1M**

Median  
Sales Price

**-50%**

Decrease In Contracts  
From Feb 2022

**93%**

Average %  
Of Asking Price

**0%**

Change In  
Days On Market  
From Feb 2022

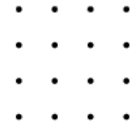
Sources: Garden State MLS, Hudson MLS, NJ MLS

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—

Average  
Sales Price

0%

Change In Sales  
From Feb 2022

—

Median  
Sales Price

0%

Change In Contracts  
From Feb 2022

—

Average %  
Of Asking Price

—

Change In  
Days On Market  
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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