



COMPASS

July 2023

# Ocean Market Insights

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JULY 2023

SUBMARKET NAME	PAGE
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# Bay Head

JULY 2023

## UNDER CONTRACT

**3** **\$5.2M** **\$2.9M**  
 Total Average Median  
 Properties Price Price

**50%** **165%** **50%**  
 Increase From Increase From Increase From  
 Jul 2022 Jul 2022 Jul 2022

## UNITS SOLD

**0** - -  
 Total Average Median  
 Properties Price Price

**0%** - -  
 Change From Change From Change From  
 Jul 2022 Jul 2022 Jul 2022

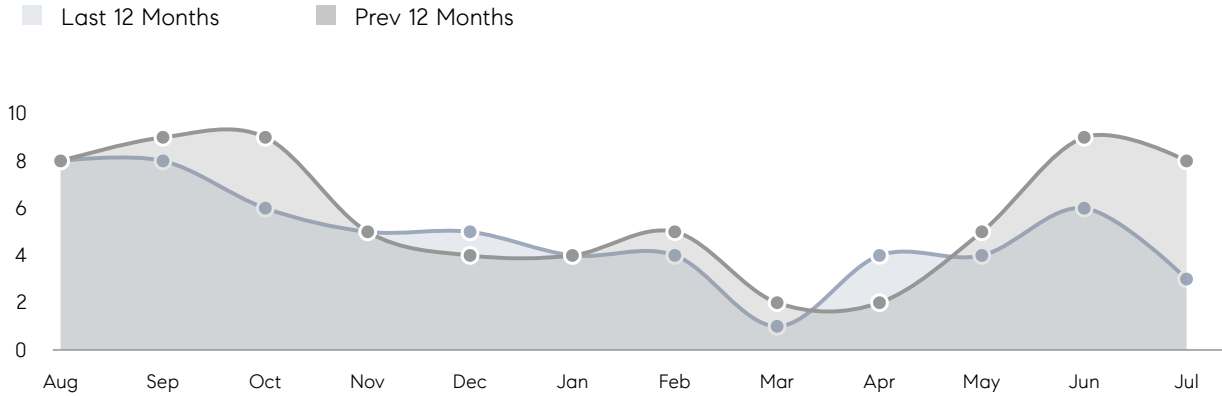
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$1,650,000	-
	# OF CONTRACTS	3	2	50.0%
	NEW LISTINGS	0	2	0%
Houses	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$1,650,000	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	0	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

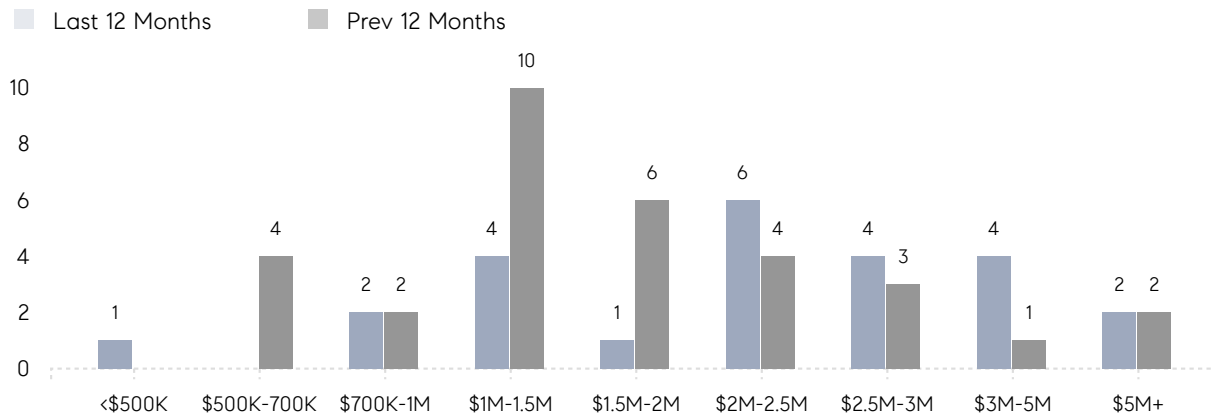
# Bay Head

JULY 2023

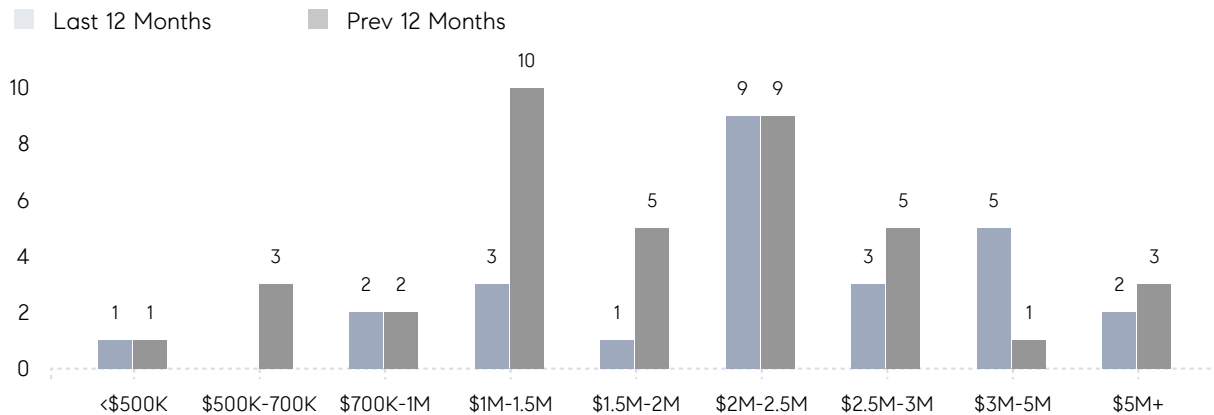
## Monthly Inventory



## Contracts By Price Range



## Listings By Price Range



# Mantoloking

JULY 2023

## UNDER CONTRACT

<b>2</b>	<b>\$2.7M</b>	<b>\$2.7M</b>
Total Properties	Average Price	Median Price
<b>-33%</b>	<b>-43%</b>	<b>-31%</b>
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

## UNITS SOLD

<b>0</b>	-	-
Total Properties	Average Price	Median Price
<b>0%</b>	-	-
Change From Jul 2022	Change From Jul 2022	Change From Jul 2022

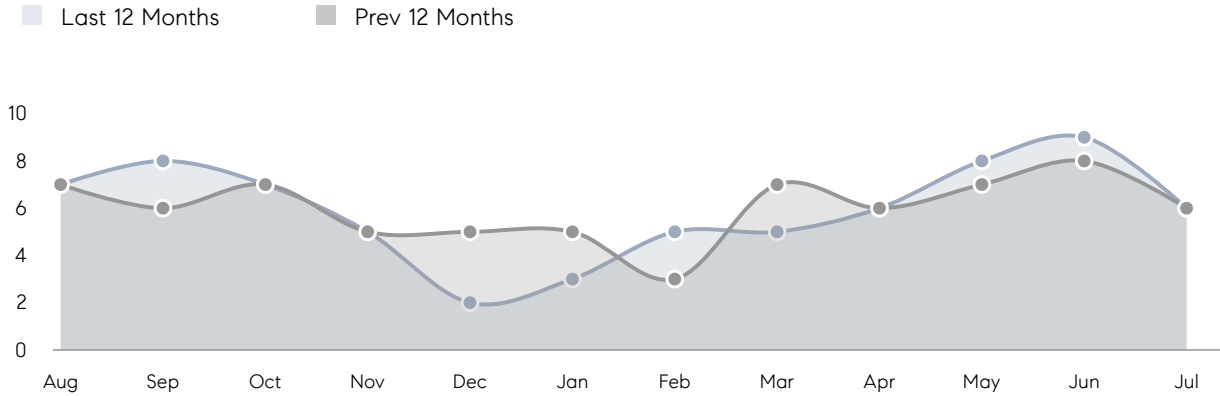
## Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$7,500,000	-
	# OF CONTRACTS	2	3	-33.3%
	NEW LISTINGS	1	4	-75%
Houses	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$7,500,000	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	1	4	-75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

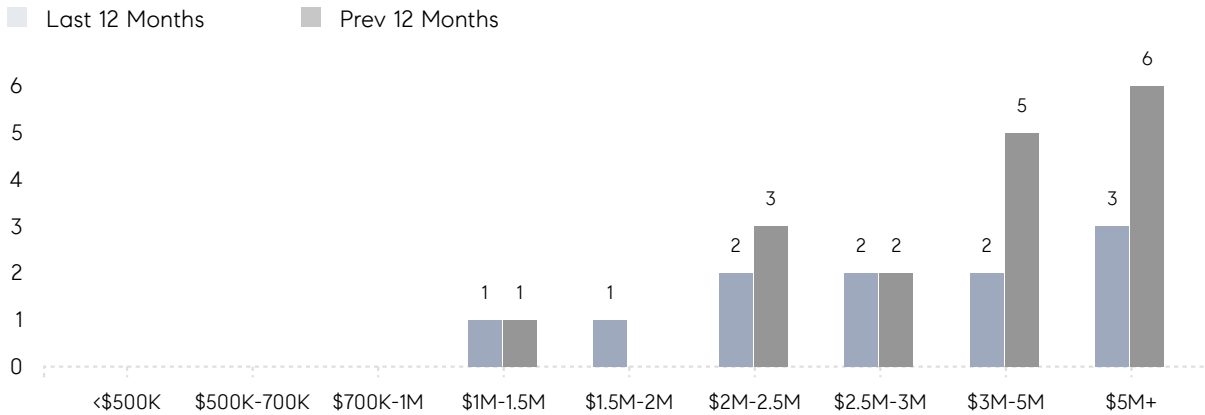
# Mantoloking

JULY 2023

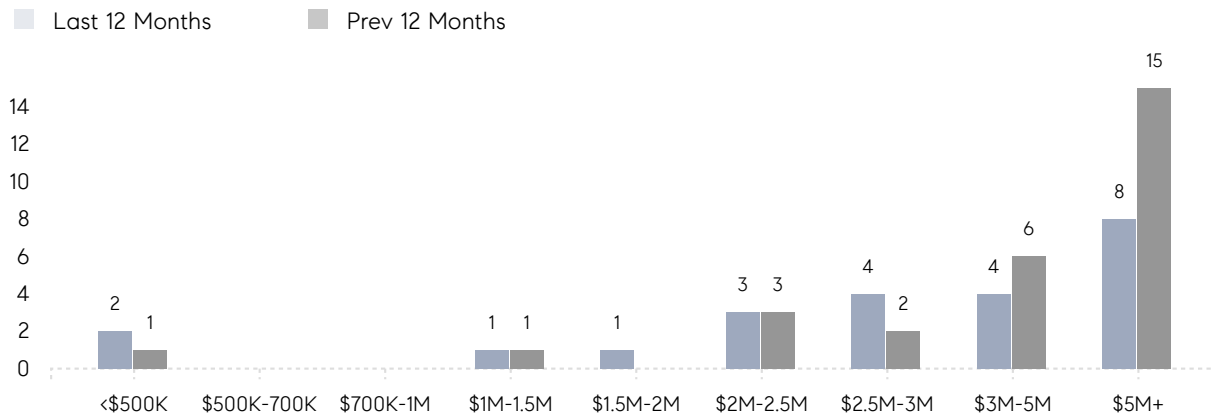
## Monthly Inventory

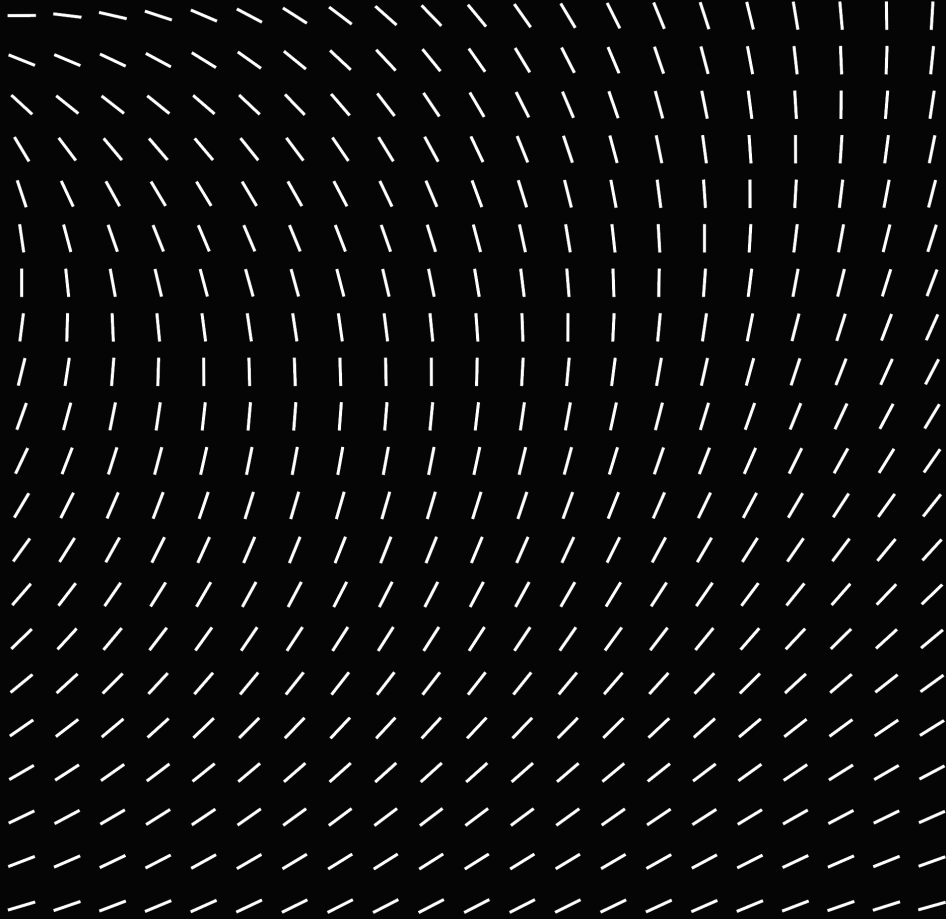


## Contracts By Price Range



## Listings By Price Range





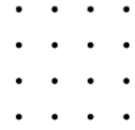
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# Bay Head

JULY 2023



—

Average  
Sales Price

0%

Change In Sales  
From Jul 2022

—

Median  
Sales Price

50%

Increase In Contracts  
From Jul 2022

—

Average %  
Of Asking Price

—

Change In  
Days On Market  
From Jul 2022

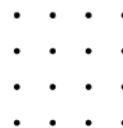
Sources: Garden State MLS, Hudson MLS, NJ MLS

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# Mantoloking

JULY 2023



—

Average  
Sales Price

0%

Change In Sales  
From Jul 2022

—

Median  
Sales Price

-33%

Decrease In Contracts  
From Jul 2022

—

Average %  
Of Asking Price

—

Change In  
Days On Market  
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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