

Q4 2022

# Ocean County Market Report

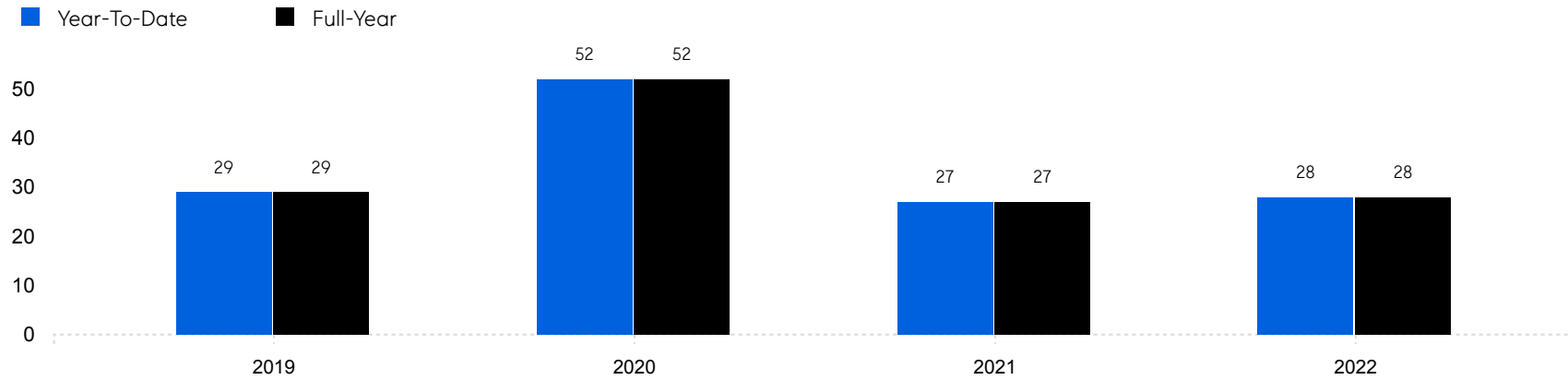
COMPASS

# Bay Head

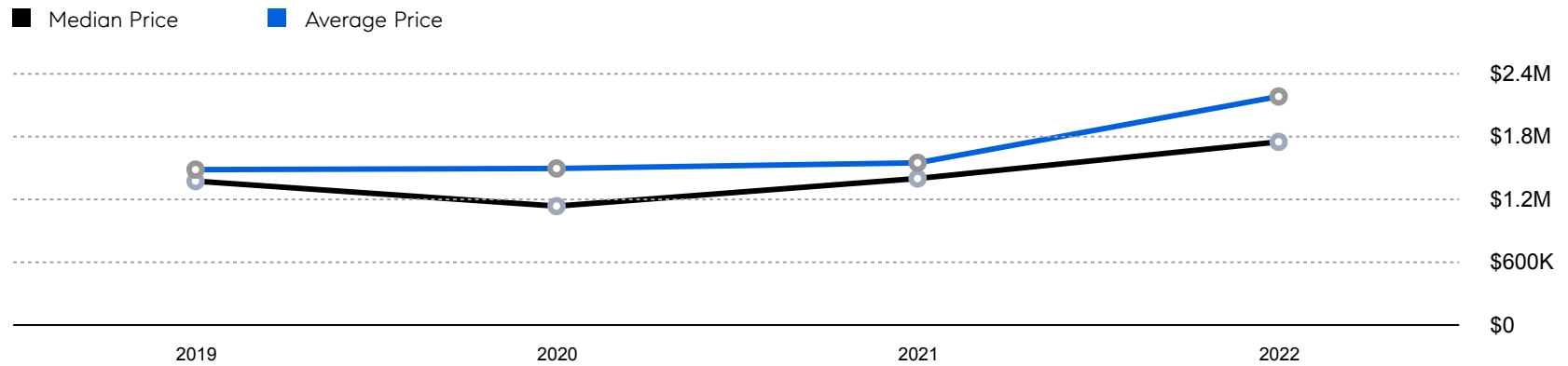
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	24	25	4.2%
	SALES VOLUME	\$40,381,466	\$59,479,195	47.3%
	MEDIAN PRICE	\$1,475,000	\$1,900,000	28.8%
	AVERAGE PRICE	\$1,682,561	\$2,379,168	41.4%
	AVERAGE DOM	51	49	-3.9%
	# OF CONTRACTS	25	21	-16.0%
	# NEW LISTINGS	34	28	-17.6%
Condo/Co-op/Townhouse	# OF SALES	3	3	0.0%
	SALES VOLUME	\$1,465,000	\$1,662,500	13.5%
	MEDIAN PRICE	\$550,000	\$659,000	19.8%
	AVERAGE PRICE	\$488,333	\$554,167	13.5%
	AVERAGE DOM	73	5	-93.2%
	# OF CONTRACTS	3	3	0.0%
	# NEW LISTINGS	2	3	50.0%

# Bay Head

## Historic Sales



## Historic Sales Prices

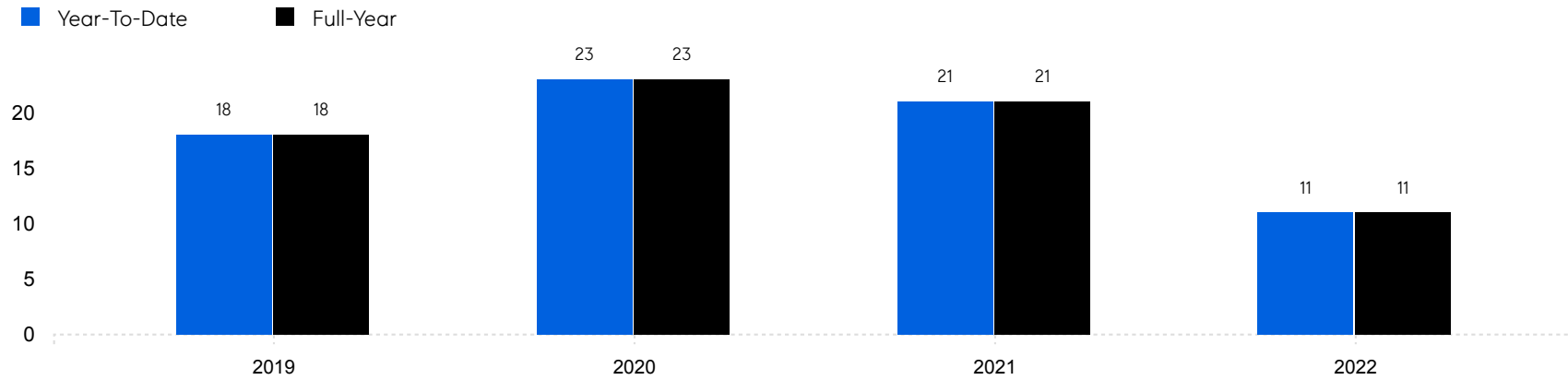


# Mantoloking

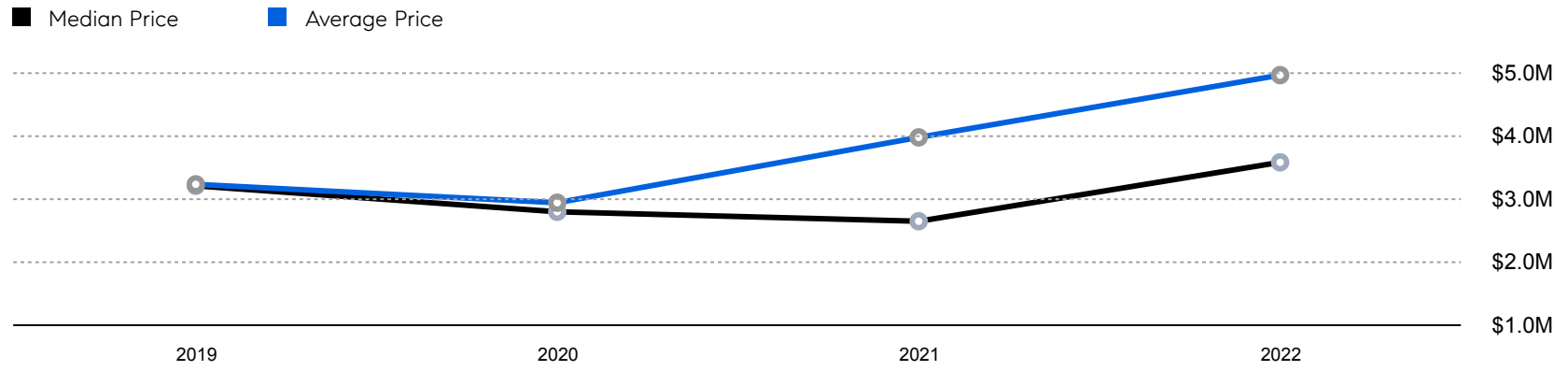
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	21	11	-47.6%
	SALES VOLUME	\$83,601,218	\$54,660,000	-34.6%
	MEDIAN PRICE	\$2,650,000	\$3,585,000	35.3%
	AVERAGE PRICE	\$3,981,010	\$4,969,091	24.8%
	AVERAGE DOM	115	28	-75.7%
	# OF CONTRACTS	18	12	-33.3%
	# NEW LISTINGS	23	25	8.7%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

# Mantoloking

## Historic Sales



## Historic Sales Prices



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Source: Garden State MLS, 01/01/2020 to 12/31/2022  
Source: NJMLS, 01/01/2020 to 12/31/2022  
Source: Hudson MLS, 01/01/2020 to 12/31/2022

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