



COMPASS

January 2023

Ocean Market Insights

Table of Contents

JANUARY 2023

SUBMARKET NAME	PAGE
B	3
M	5

Bay Head

JANUARY 2023

UNDER CONTRACT

1	\$4.7M	\$4.7M
Total Properties	Average Price	Median Price
-67%	161%	213%
Decrease From Jan 2022	Increase From Jan 2022	Increase From Jan 2022

UNITS SOLD

2	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-60%	-57%	-7%
Decrease From Jan 2022	Decrease From Jan 2022	Decrease From Jan 2022

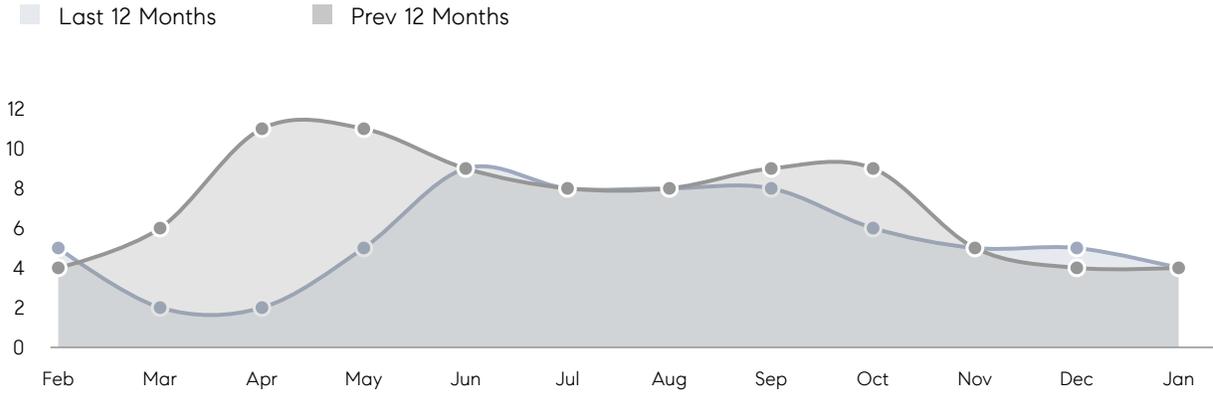
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	46	57	-19%
	% OF ASKING PRICE	94%	90%	
	AVERAGE SOLD PRICE	\$1,375,000	\$3,178,000	-56.7%
	# OF CONTRACTS	1	3	-66.7%
	NEW LISTINGS	1	3	-67%
Houses	AVERAGE DOM	46	57	-19%
	% OF ASKING PRICE	94%	90%	
	AVERAGE SOLD PRICE	\$1,375,000	\$3,178,000	-57%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

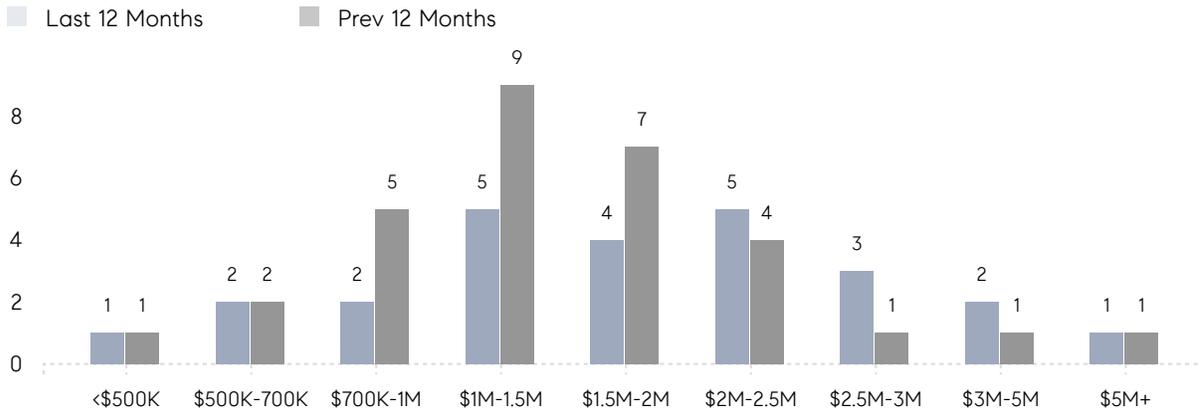
Bay Head

JANUARY 2023

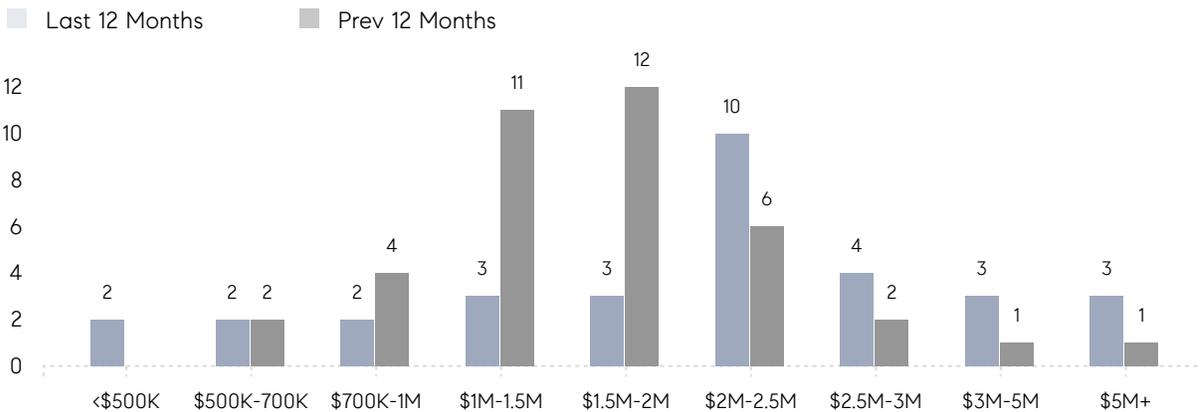
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mantoloking

JANUARY 2023

UNDER CONTRACT

1
Total
Properties

\$8.4M
Average
Price

\$8.4M
Median
Price

0%
Change From
Jan 2022

–
Change From
Jan 2022

–
Change From
Jan 2022

UNITS SOLD

1
Total
Properties

\$8.1M
Average
Price

\$8.1M
Median
Price

0%
Change From
Jan 2022

226%
Increase From
Jan 2022

226%
Increase From
Jan 2022

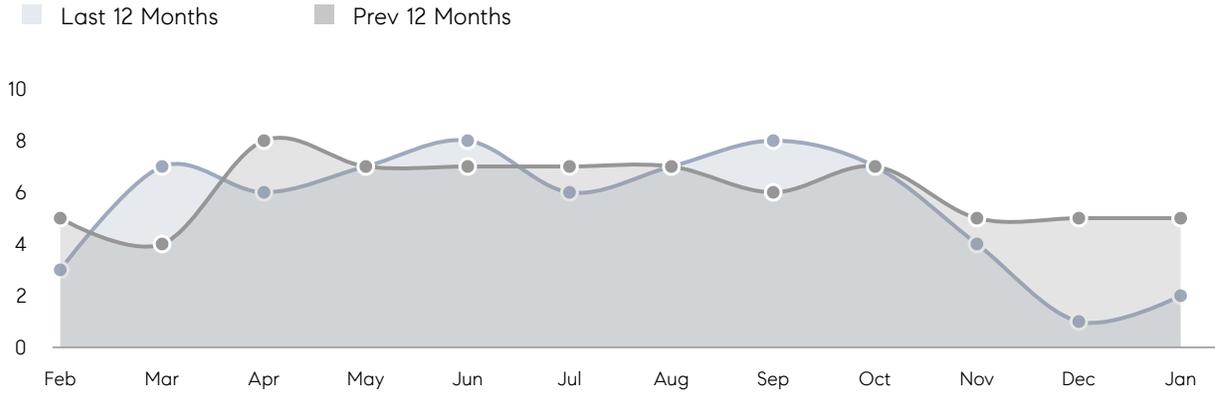
Property Statistics

		Jan 2023	Jan 2022	% Change
Overall	AVERAGE DOM	65	59	10%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$8,150,000	\$2,500,000	226.0%
	# OF CONTRACTS	1	0	0.0%
	NEW LISTINGS	2	0	0%
Houses	AVERAGE DOM	65	59	10%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$8,150,000	\$2,500,000	226%
	# OF CONTRACTS	1	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%

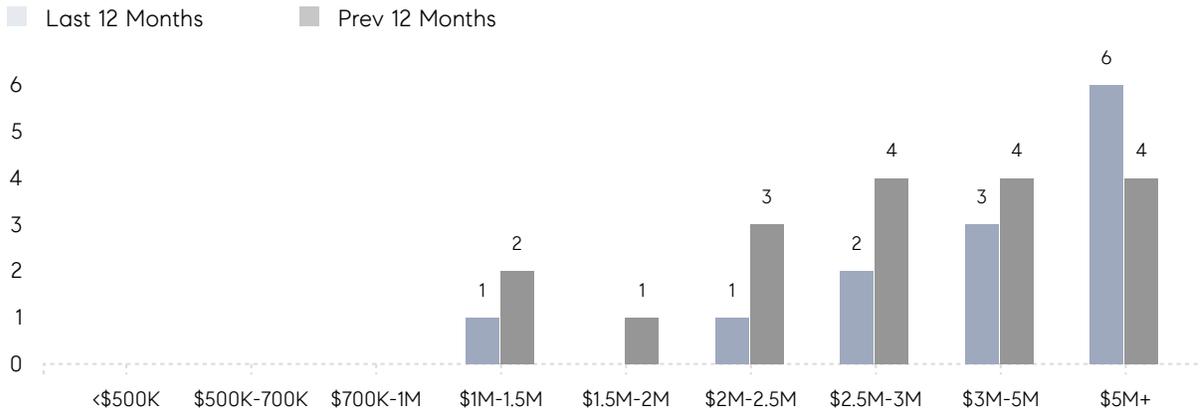
Mantoloking

JANUARY 2023

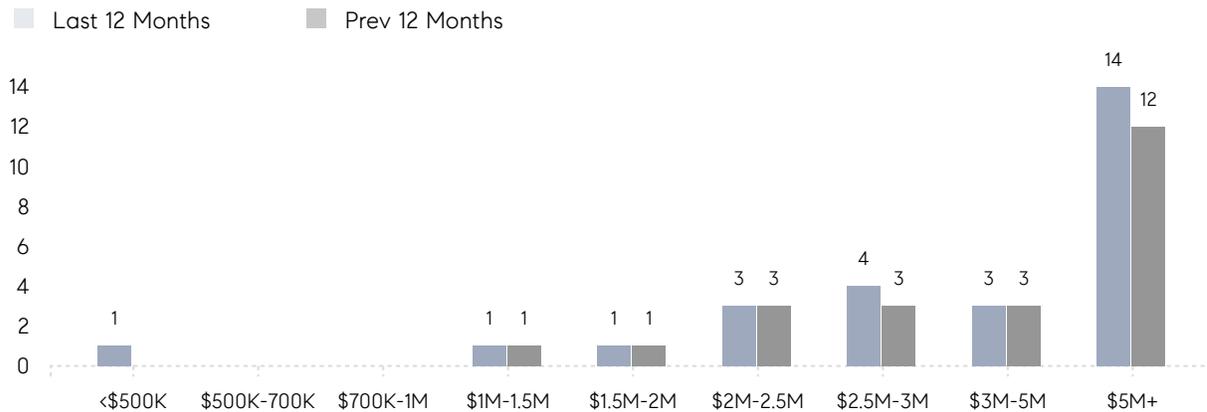
Monthly Inventory

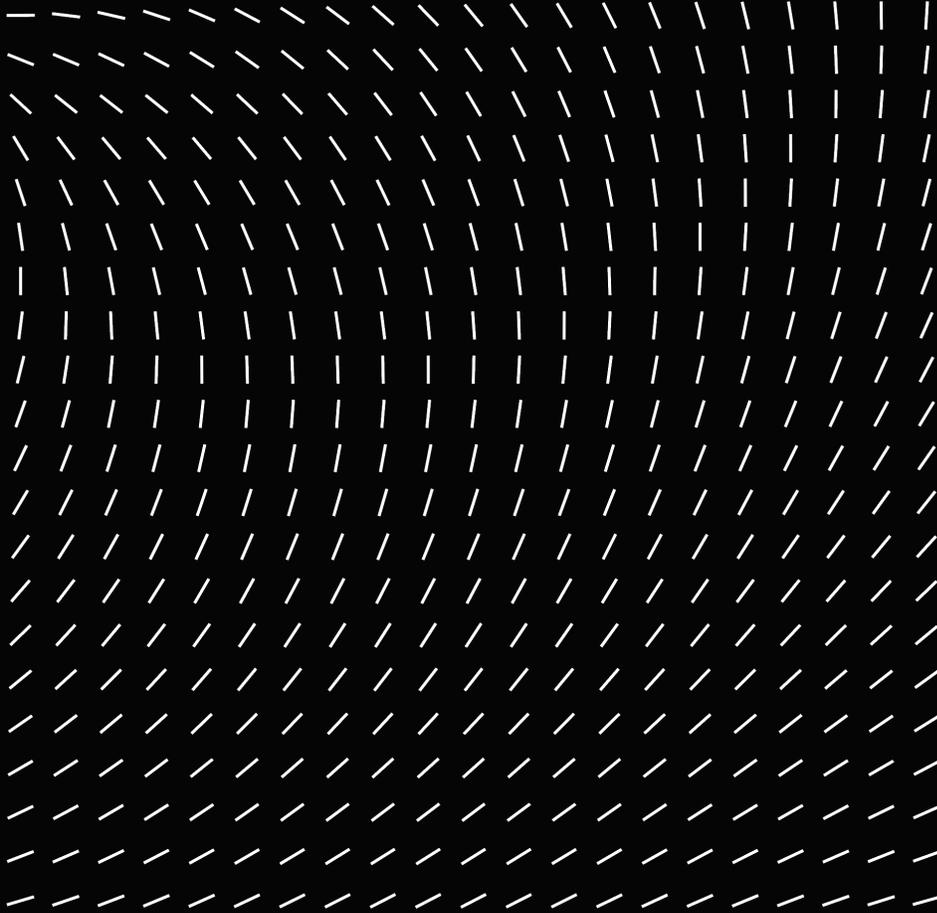


Contracts By Price Range



Listings By Price Range





COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.

Bay Head

JANUARY 2023



\$1.3M

Average
Sales Price

-60%

Decrease In Sales
From Jan 2022

\$1.3M

Median
Sales Price

-67%

Decrease In Contracts
From Jan 2022

94%

Average %
Of Asking Price

-19%

Decrease In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mantoloking

JANUARY 2023



\$8.1M

Average
Sales Price

0%

Change In Sales
From Jan 2022

\$8.1M

Median
Sales Price

0%

Change In Contracts
From Jan 2022

96%

Average %
Of Asking Price

10%

Increase In
Days On Market
From Jan 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS