



COMPASS

April 2023

Ocean Market Insights

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APRIL 2023

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Bay Head

APRIL 2023

UNDER CONTRACT

1	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
0%	-26%	-26%
Change From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$1.8M	\$1.8M
Total Properties	Average Price	Median Price
-50%	65%	100%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

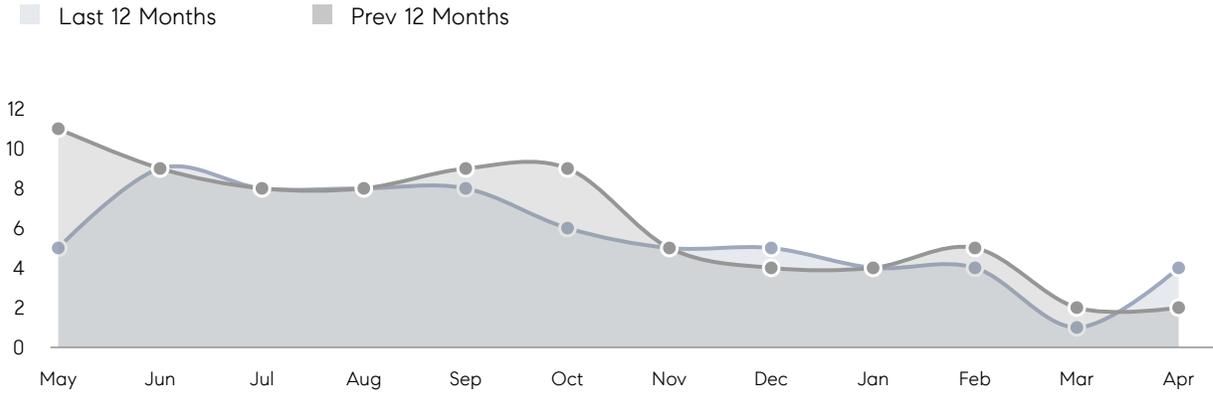
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	17	50	-66%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$1,805,000	\$1,092,000	65.3%
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	4	1	300%
Houses	AVERAGE DOM	17	99	-83%
	% OF ASKING PRICE	104%	98%	
	AVERAGE SOLD PRICE	\$1,805,000	\$1,525,000	18%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	-	2	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$659,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

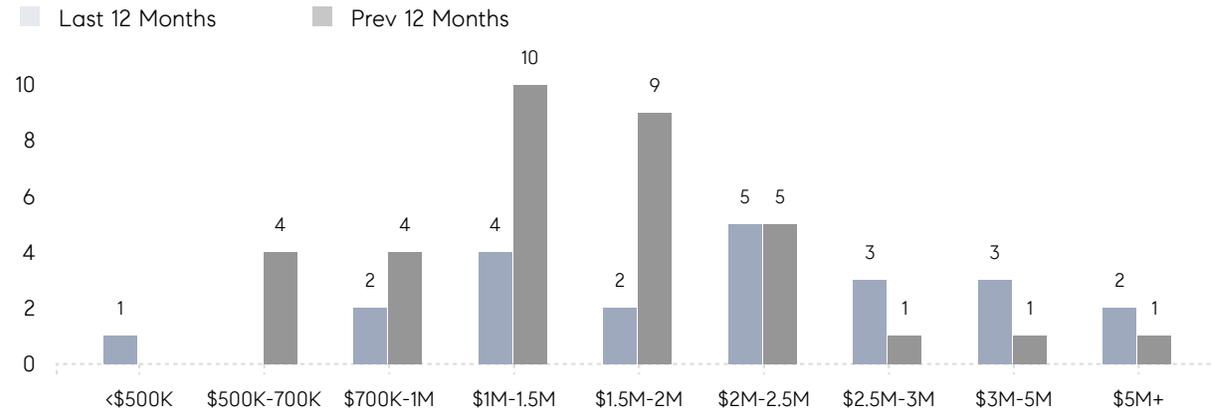
Bay Head

APRIL 2023

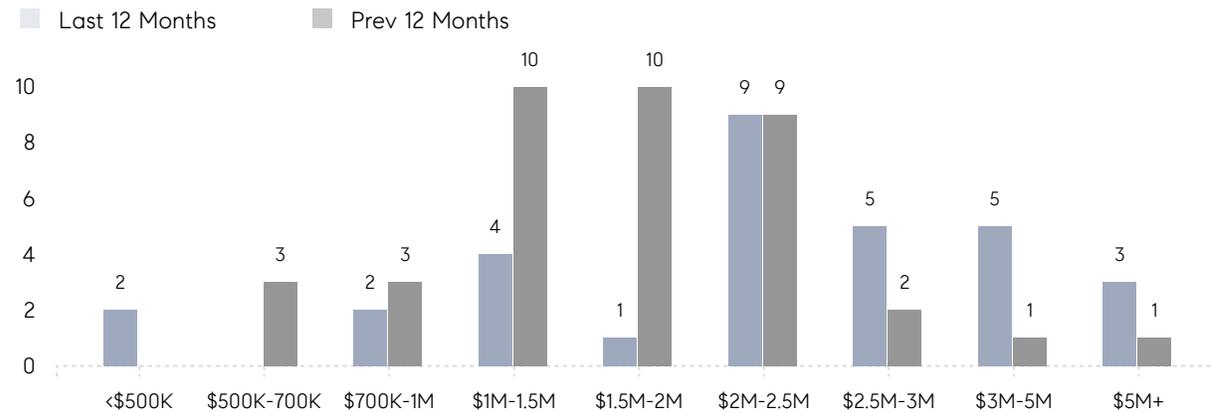
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mantoloking

APRIL 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

UNITS SOLD

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From Apr 2022	Change From Apr 2022	Change From Apr 2022

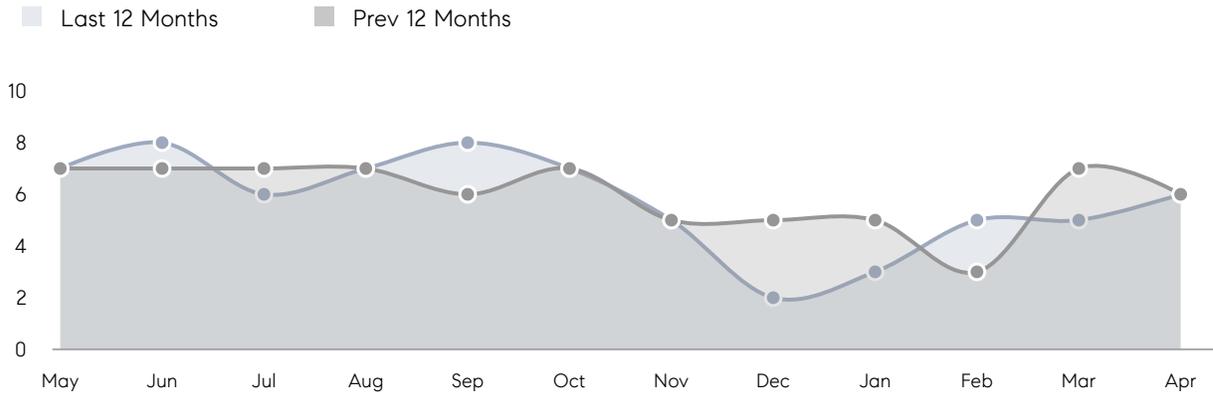
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	113%	
	AVERAGE SOLD PRICE	-	\$3,585,000	-
	# OF CONTRACTS	0	2	0.0%
	NEW LISTINGS	2	3	-33%
Houses	AVERAGE DOM	-	0	-
	% OF ASKING PRICE	-	113%	
	AVERAGE SOLD PRICE	-	\$3,585,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

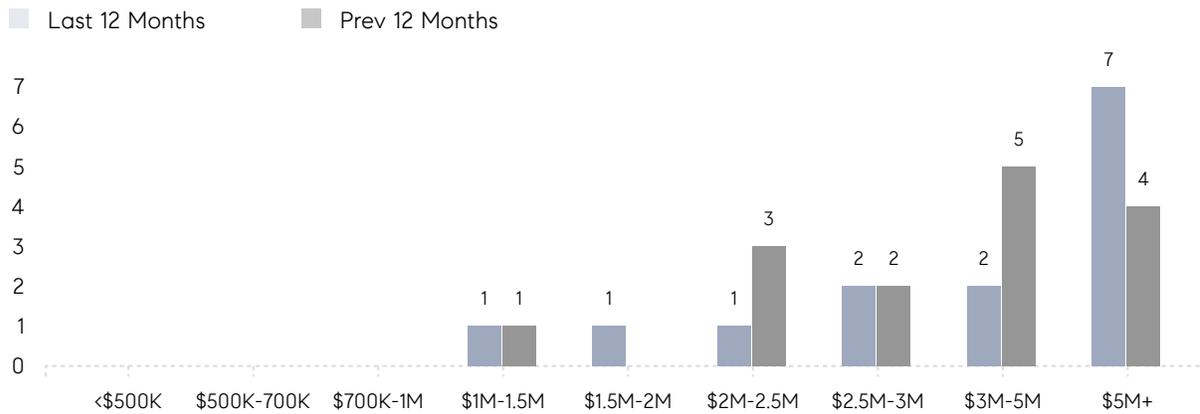
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APRIL 2023

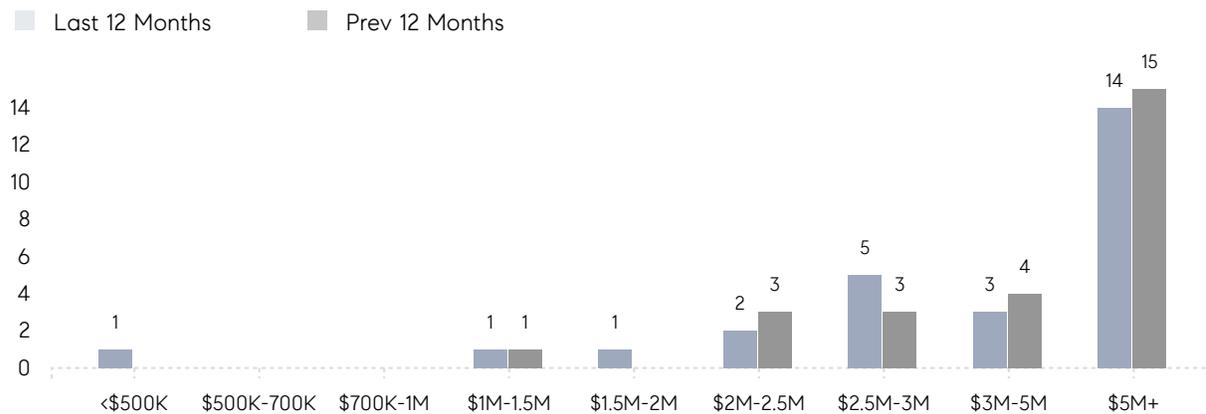
Monthly Inventory

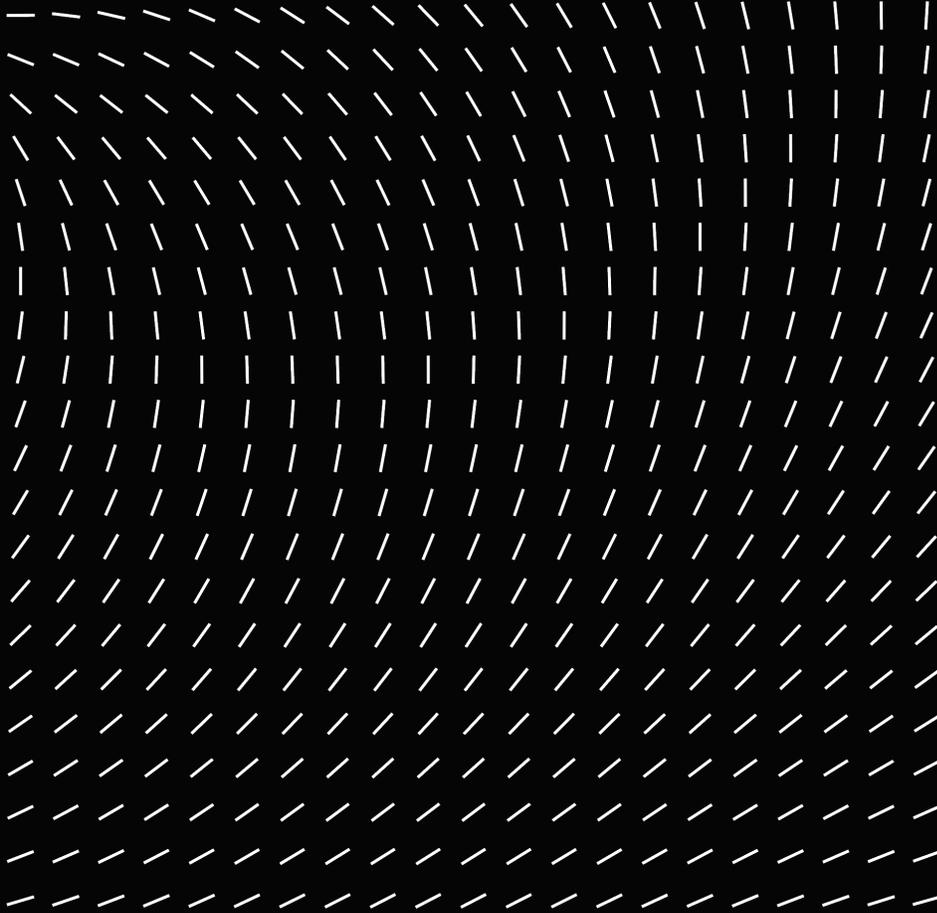


Contracts By Price Range



Listings By Price Range





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Bay Head

APRIL 2023



\$1.8M

Average
Sales Price

-50%

Decrease In Sales
From Apr 2022

\$1.8M

Median
Sales Price

0%

Change In Contracts
From Apr 2022

104%

Average %
Of Asking Price

-66%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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APRIL 2023



—

Average
Sales Price

0%

Change In Sales
From Apr 2022

—

Median
Sales Price

0%

Change In Contracts
From Apr 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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