



COMPASS

May 2023

Ocean Market Insights

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MAY 2023

SUBMARKET NAME	PAGE
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Bay Head

MAY 2023

UNDER CONTRACT

2
Total
Properties

\$2.8M
Average
Price

\$2.8M
Median
Price

0%
Change From
May 2022

-25%
Decrease From
May 2022

-25%
Decrease From
May 2022

UNITS SOLD

3
Total
Properties

\$5.7M
Average
Price

\$4.5M
Median
Price

50%
Increase From
May 2022

195%
Increase From
May 2022

131%
Increase From
May 2022

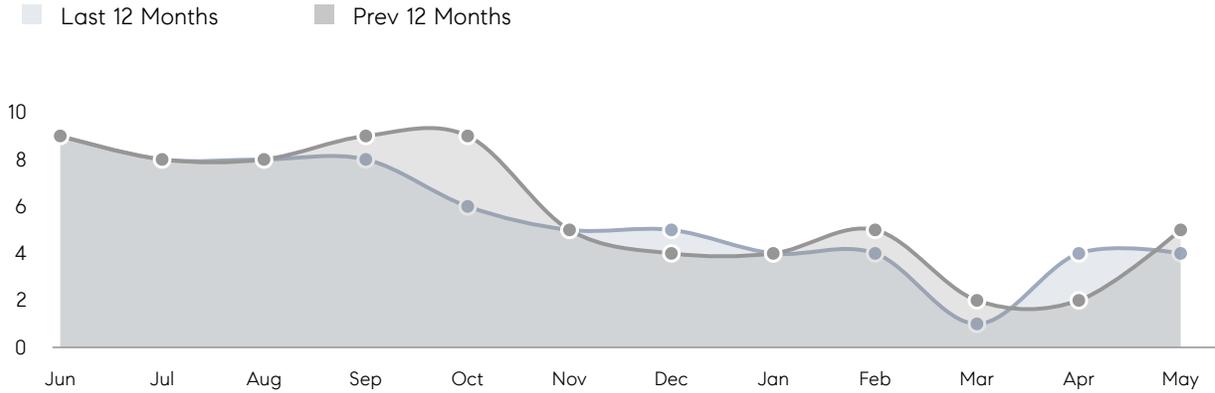
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	41	15	173%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$5,733,333	\$1,946,163	194.6%
	# OF CONTRACTS	2	2	0.0%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	41	15	173%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$5,733,333	\$1,946,163	195%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

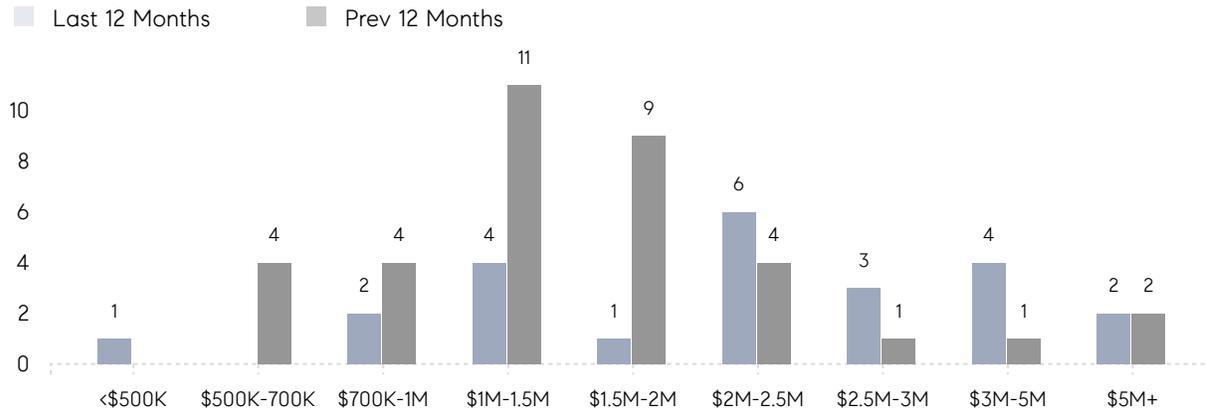
Bay Head

MAY 2023

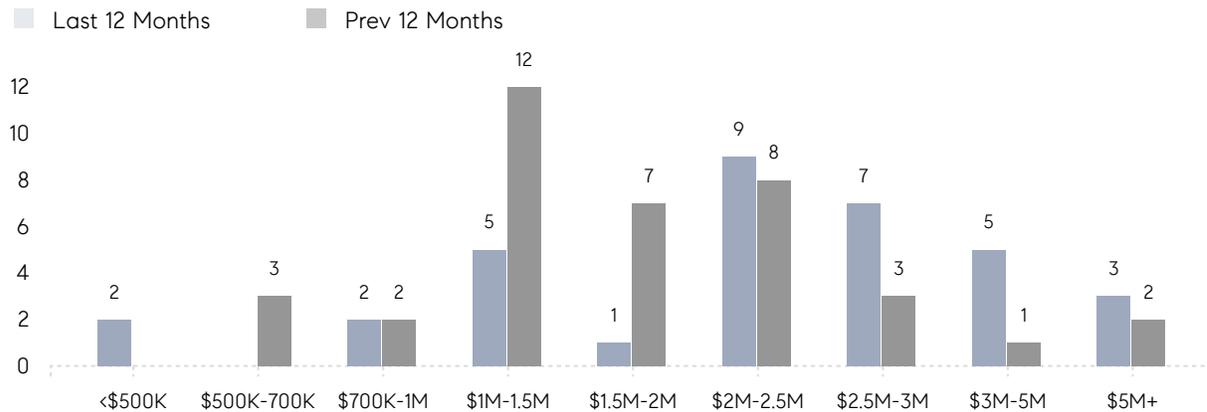
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mantoloking

MAY 2023

UNDER CONTRACT

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

UNITS SOLD

1	\$1.8M	\$1.8M
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

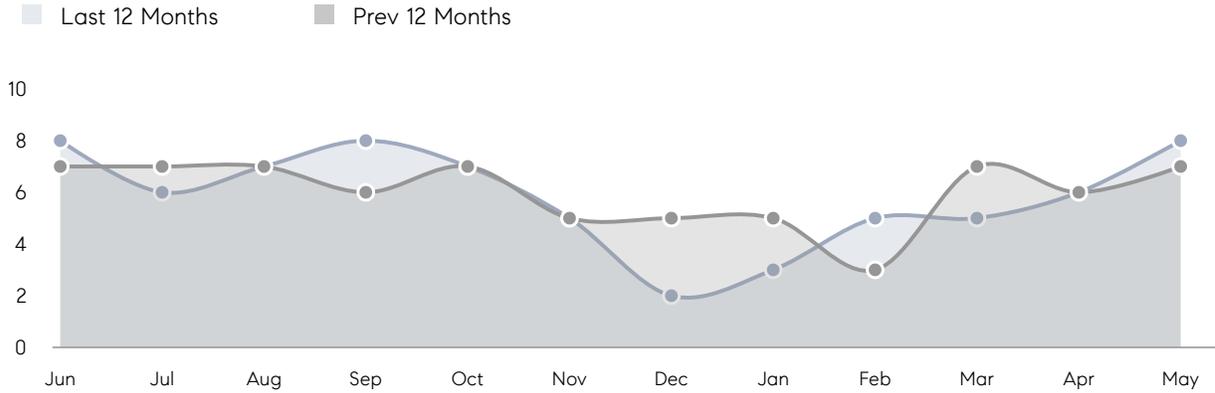
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	48	-	-
	% OF ASKING PRICE	90%	-	-
	AVERAGE SOLD PRICE	\$1,800,000	-	-
	# OF CONTRACTS	0	2	0.0%
	NEW LISTINGS	2	3	-33%
Houses	AVERAGE DOM	48	-	-
	% OF ASKING PRICE	90%	-	-
	AVERAGE SOLD PRICE	\$1,800,000	-	-
	# 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%

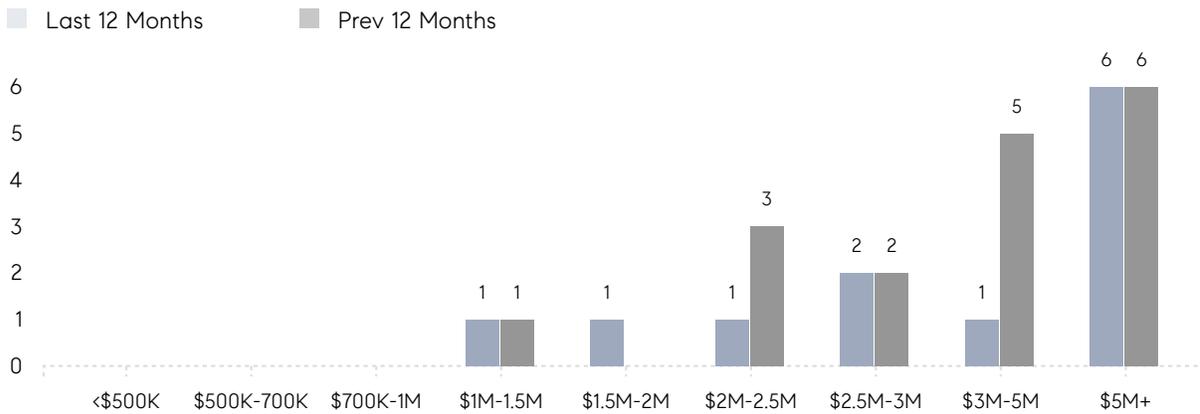
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MAY 2023

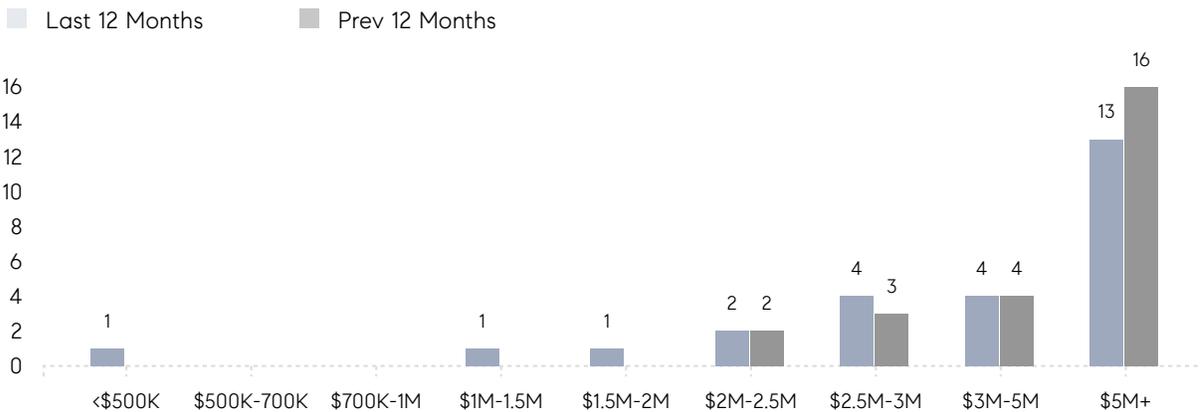
Monthly Inventory

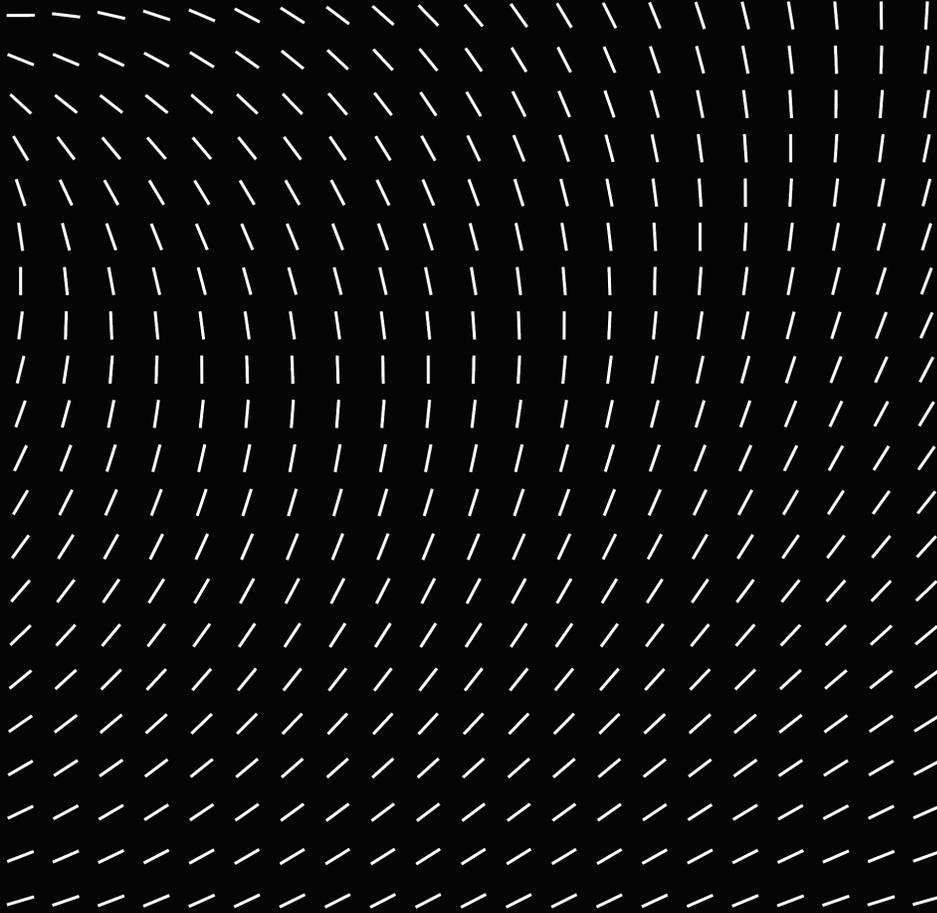


Contracts By Price Range



Listings By Price Range





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Bay Head

MAY 2023



\$5.7M

Average
Sales Price

50%

Increase In Sales
From May 2022

\$4.5M

Median
Sales Price

0%

Change In Contracts
From May 2022

95%

Average %
Of Asking Price

173%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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MAY 2023



\$1.8M

Average
Sales Price

0%

Change In Sales
From May 2022

\$1.8M

Median
Sales Price

0%

Change In Contracts
From May 2022

90%

Average %
Of Asking Price

—

Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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