

Q1 2023

Ocean County Market Report

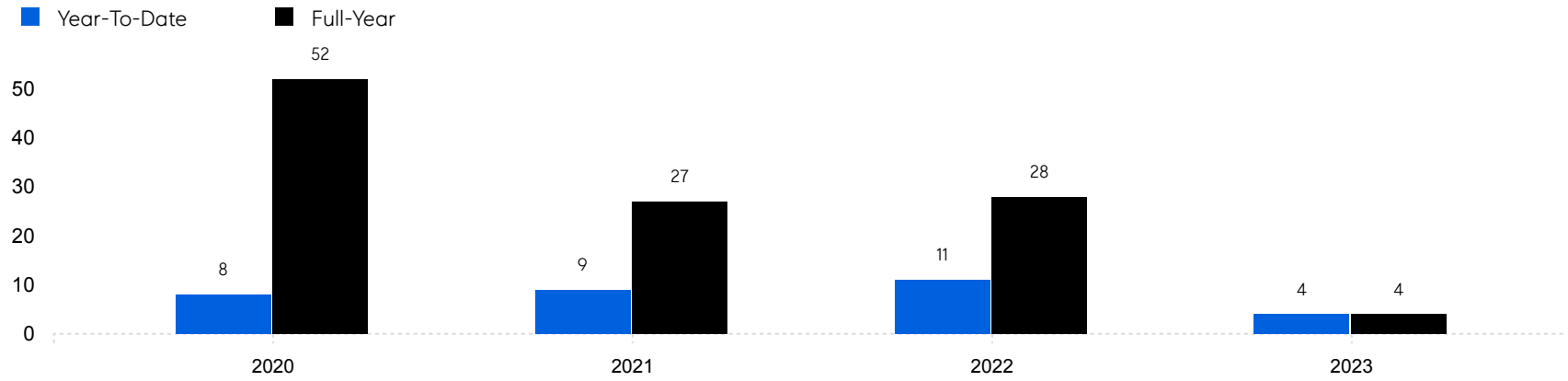
COMPASS

Bay Head

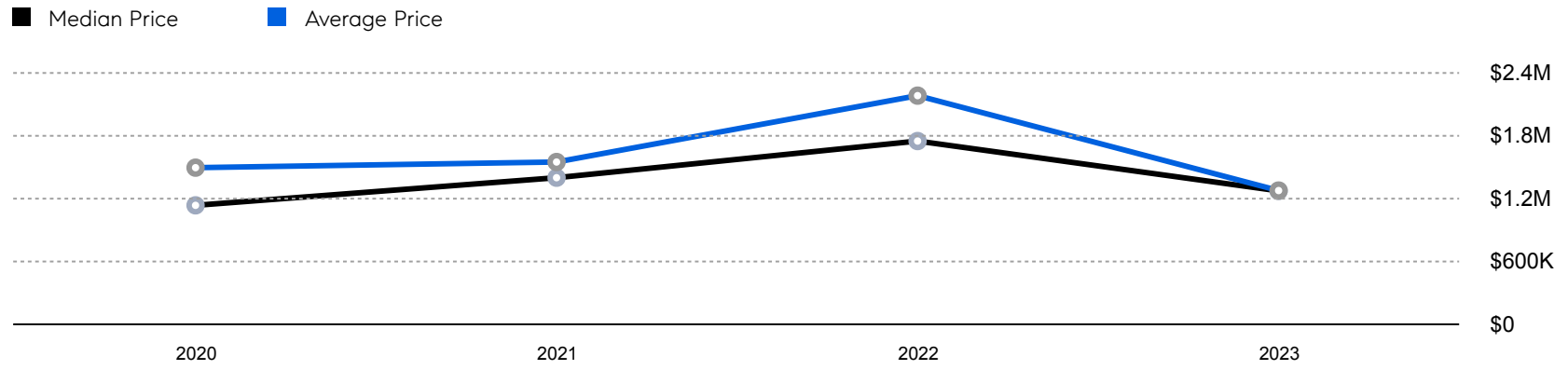
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	11	4	-63.6%
	SALES VOLUME	\$26,172,500	\$5,109,000	-80.5%
	MEDIAN PRICE	\$1,500,000	\$1,274,500	-15.0%
	AVERAGE PRICE	\$2,379,318	\$1,277,250	-46.3%
	AVERAGE DOM	48	58	20.8%
	# OF CONTRACTS	7	6	-14.3%
	# NEW LISTINGS	6	4	-33.3%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	2	0	0.0%

Bay Head

Historic Sales



Historic Sales Prices

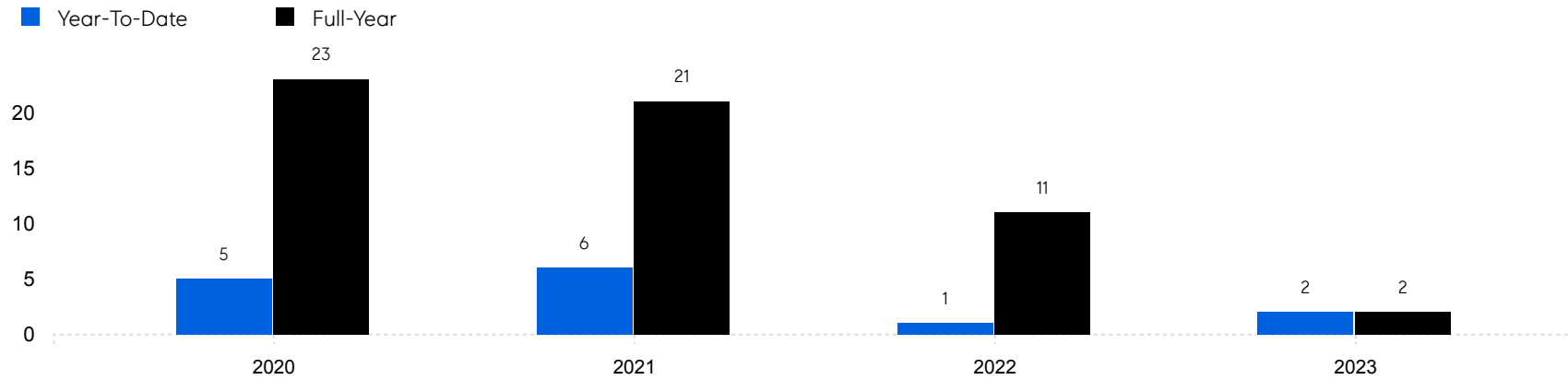


Mantoloking

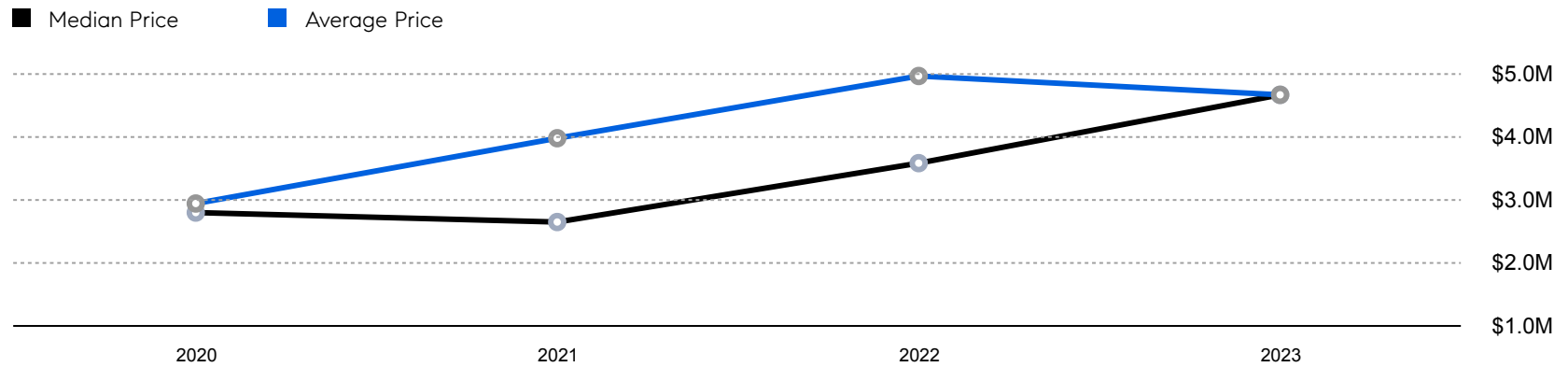
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	1	2	100.0%
	SALES VOLUME	\$2,500,000	\$9,340,000	273.6%
	MEDIAN PRICE	\$2,500,000	\$4,670,000	86.8%
	AVERAGE PRICE	\$2,500,000	\$4,670,000	86.8%
	AVERAGE DOM	59	96	62.7%
	# OF CONTRACTS	1	3	200.0%
	# NEW LISTINGS	6	6	0.0%
Condo/Co-op/Townhouse	# OF 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



COMPASS

Source: Garden State MLS, 01/01/2021 to 03/31/2023
Source: NJMLS, 01/01/2021 to 03/31/2023
Source: Hudson MLS, 01/01/2021 to 03/31/2023

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.