



March 2026

Ocean County Market Report

COMPASS

Ocean County Overview

Year-To-Date Sales

10

0.0% Year-To-Date
-50.0% Month-Over-Month

Year-To-Date Contracts

12

50.0% Year-To-Date
-40.0% Month-Over-Month

Single-Family
Average Sale Price

\$3.6M

96.7% Year-To-Date
-83.2% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$273K

23.0% Year-To-Date
-30.3% Month-Over-Month

Average Days On Market

81

118.9% Year-To-Date
87.0% Month-Over-Month

Active Listings

46

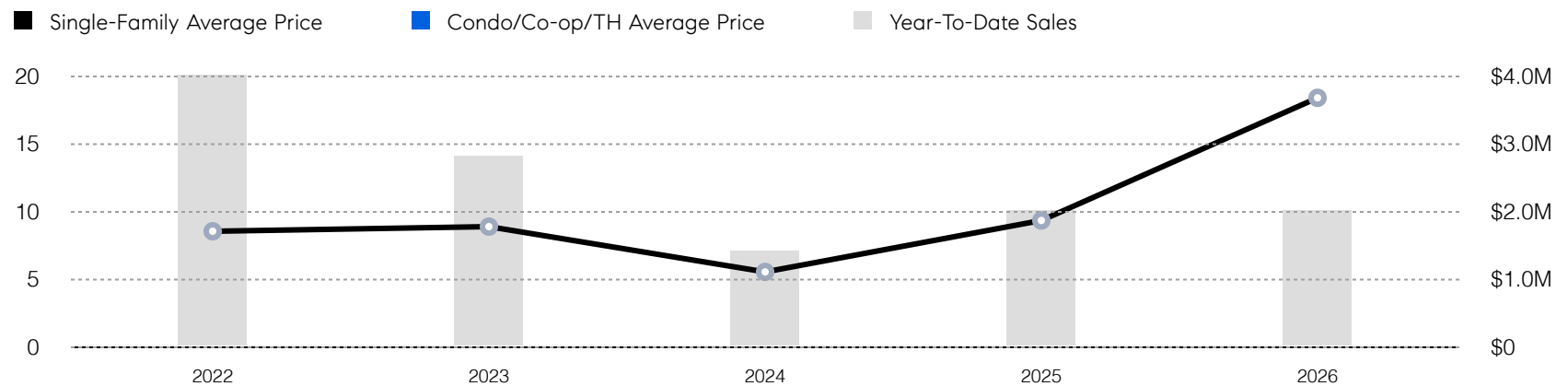
53.3% Year-Over-Year
48.4% Month-Over-Month



Ocean County Overview

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	8	9	12.5%	4	2	-50.0%
	ACTIVE LISTINGS	26	41	57.7%	26	41	57.7%
	# OF SALES	8	8	0.0%	3	1	-66.7%
	SALES VOLUME	\$14,985,000	\$29,473,900	96.7%	\$6,485,000	\$950,000	-85.4%
	MEDIAN PRICE	\$802,500	\$3,167,000	294.6%	\$960,000	\$950,000	-1.0%
	AVERAGE PRICE	\$1,873,125	\$3,684,238	96.7%	\$2,161,667	\$950,000	-56.1%
	AVERAGE DOM	33	21	-36.4%	36	12	-66.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	3	0.0%	0	1	0.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	2	2	0.0%	0	1	0.0%
	SALES VOLUME	\$445,000	\$547,400	23.0%	-	\$224,900	-
	MEDIAN PRICE	\$222,500	\$273,700	23.0%	-	\$224,900	-
	AVERAGE PRICE	\$222,500	\$273,700	23.0%	-	\$224,900	-
	AVERAGE DOM	84	99	17.9%	-	119	-

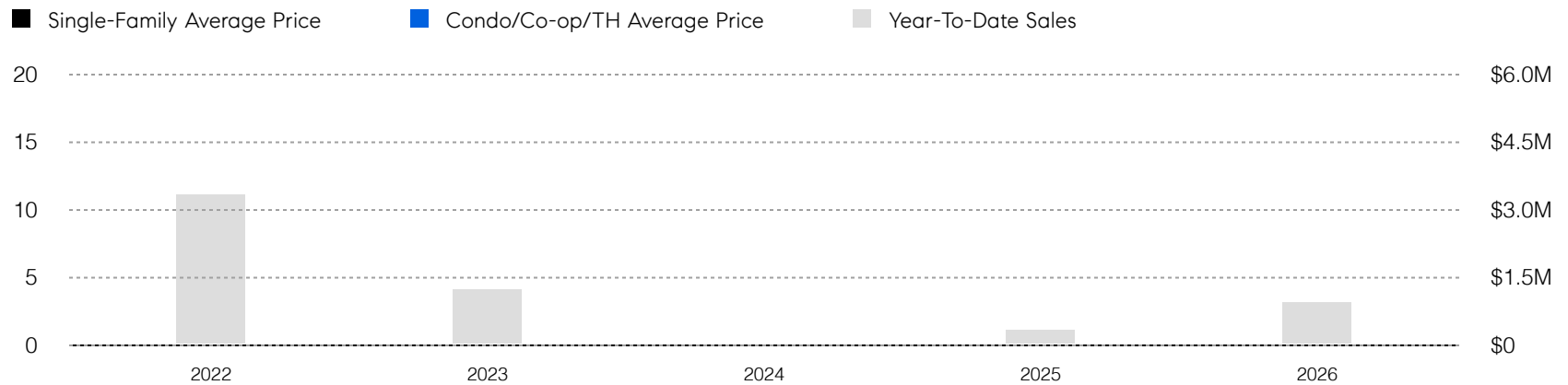
Historic Sales Trends



Bay Head

		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	3	3	0.0%	1	0	0.0%
	ACTIVE LISTINGS	9	8	-11.1%	9	8	-11.1%
	# OF SALES	1	3	200.0%	0	0	0.0%
	SALES VOLUME	\$1,990,000	\$15,409,000	674.3%	-	-	-
	MEDIAN PRICE	\$1,990,000	\$4,650,000	133.7%	-	-	-
	AVERAGE PRICE	\$1,990,000	\$5,136,333	158.1%	-	-	-
	AVERAGE DOM	0	0	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

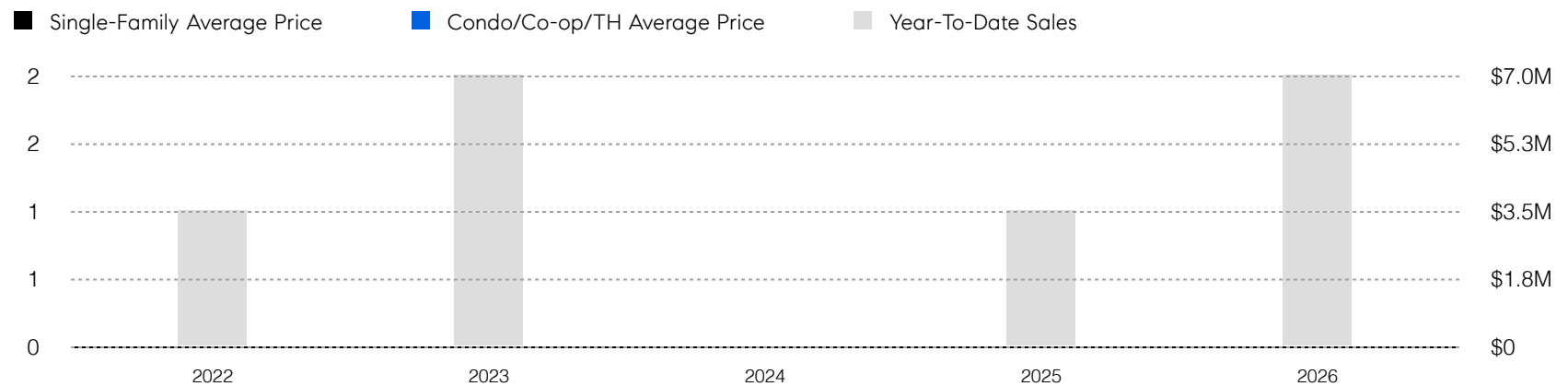


* Line graphs may be hidden due to limited sales data

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		YTD 2025	YTD 2026	% Change	Mar 2025	Mar 2026	% Change
Single-Family	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	7	14	100.0%	7	14	100.0%
	# OF SALES	1	2	100.0%	1	0	0.0%
	SALES VOLUME	\$5,100,000	\$12,350,000	142.2%	\$5,100,000	-	-
	MEDIAN PRICE	\$5,100,000	\$6,175,000	21.1%	\$5,100,000	-	-
	AVERAGE PRICE	\$5,100,000	\$6,175,000	21.1%	\$5,100,000	-	-
	AVERAGE DOM	0	0	-	0	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 03/31/2025 vs. 01/01/2026 - 03/31/2026

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