



November 2025

# Ocean County Market Report

COMPASS



# Ocean County Overview

Year-To-Date Sales

33

26.9% Year-To-Date  
66.7% Month-Over-Month

Year-To-Date Contracts

44

51.7% Year-To-Date  
-14.3% Month-Over-Month

Single-Family  
Average Sale Price

\$3.8M

5.7% Year-To-Date  
321.3% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

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- Year-To-Date  
- Month-Over-Month

Average Days On Market

332

- Year-To-Date  
- Month-Over-Month

Active Listings

13

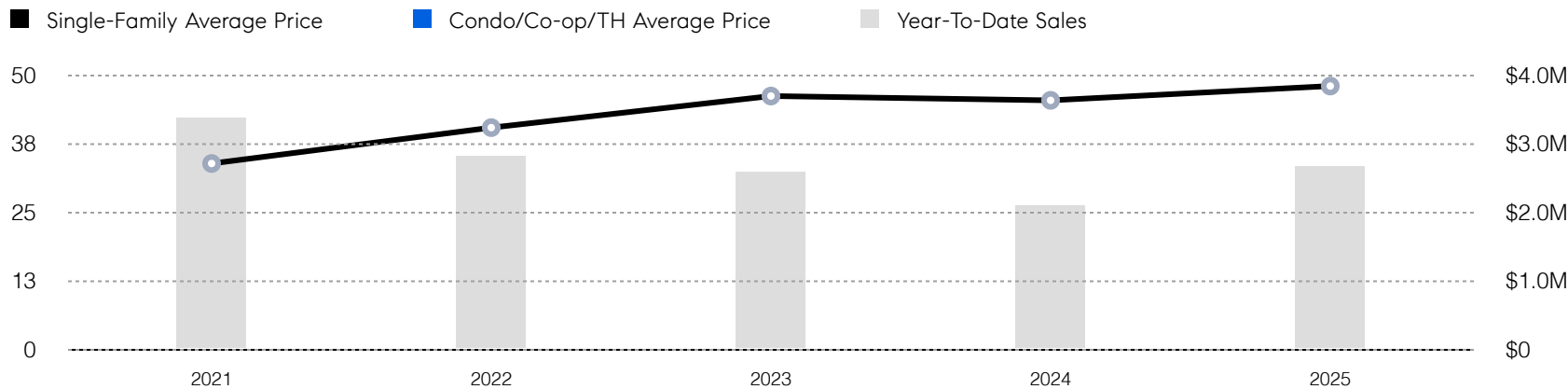
-7.1% Year-Over-Year  
-31.6% Month-Over-Month



# Ocean County Overview

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	28	42	50.0%	0	5	0.0%
	ACTIVE LISTINGS	14	13	-7.1%	14	13	-7.1%
	# OF SALES	25	33	32.0%	0	5	0.0%
	SALES VOLUME	\$90,960,823	\$126,961,273	39.6%	-	\$36,383,090	-
	MEDIAN PRICE	\$2,750,000	\$2,499,999	-9.1%	-	\$6,750,000	-
	AVERAGE PRICE	\$3,638,433	\$3,847,311	5.7%	-	\$7,276,618	-
	AVERAGE DOM	0	0	-	-	0	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$365,000	-	-	-	-	-
	MEDIAN PRICE	\$365,000	-	-	-	-	-
	AVERAGE PRICE	\$365,000	-	-	-	-	-
	AVERAGE DOM	0	-	-	-	-	-

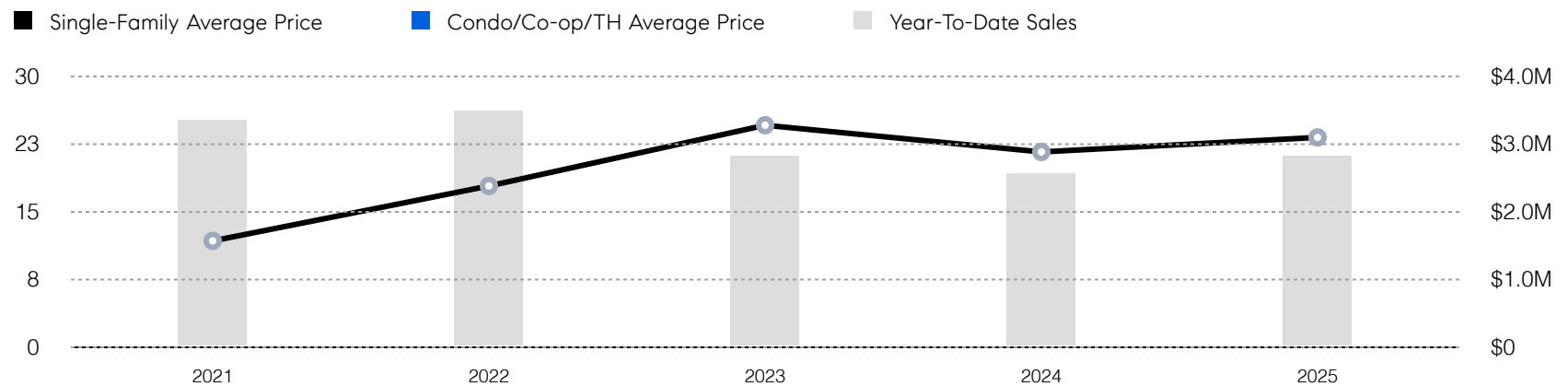
## Historic Sales Trends



# Bay Head

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	21	23	9.5%	0	1	0.0%
	ACTIVE LISTINGS	7	8	14.3%	7	8	14.3%
	# OF SALES	18	21	16.7%	0	2	0.0%
	SALES VOLUME	\$51,936,823	\$65,093,283	25.3%	-	\$13,495,000	-
	MEDIAN PRICE	\$2,306,250	\$2,000,000	-13.3%	-	\$6,747,500	-
	AVERAGE PRICE	\$2,885,379	\$3,099,680	7.4%	-	\$6,747,500	-
	AVERAGE DOM	0	0	-	-	0	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$365,000	-	-	-	-	-
	MEDIAN PRICE	\$365,000	-	-	-	-	-
	AVERAGE PRICE	\$365,000	-	-	-	-	-
	AVERAGE DOM	0	-	-	-	-	-

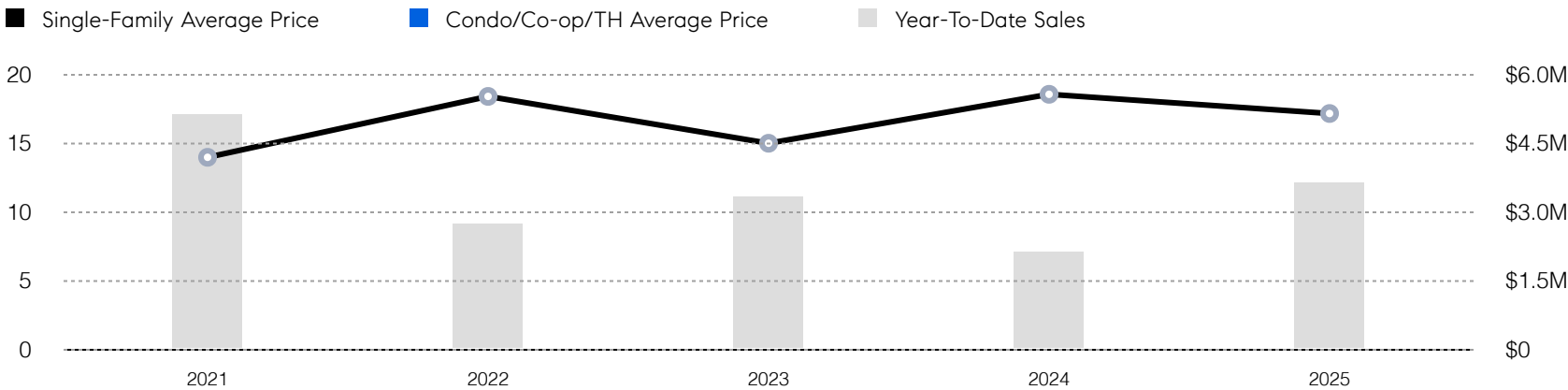
## Historic Sales Trends



# Mantoloking

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	7	19	171.4%	0	4	0.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	7	12	71.4%	0	3	0.0%
	SALES VOLUME	\$39,024,000	\$61,867,990	58.5%	-	\$22,888,090	-
	MEDIAN PRICE	\$4,549,000	\$4,550,000	0.0%	-	\$6,750,000	-
	AVERAGE PRICE	\$5,574,857	\$5,155,666	-7.5%	-	\$7,629,363	-
	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





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 11/30/2024 vs. 01/01/2025 - 11/30/2025

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