



August 2026

Ocean County Market Report

COMPASS

Ocean County Overview

Year-To-Date Sales

50

2.0% Year-To-Date
0.0% Month-Over-Month

Year-To-Date Contracts

60

3.4% Year-To-Date
0.0% Month-Over-Month

Single-Family
Average Sale Price

\$2.9M

42.6% Year-To-Date
37.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$288K

1.5% Year-To-Date
- Month-Over-Month

Average Days On Market

60

1.7% Year-To-Date
102.1% Month-Over-Month

Active Listings

53

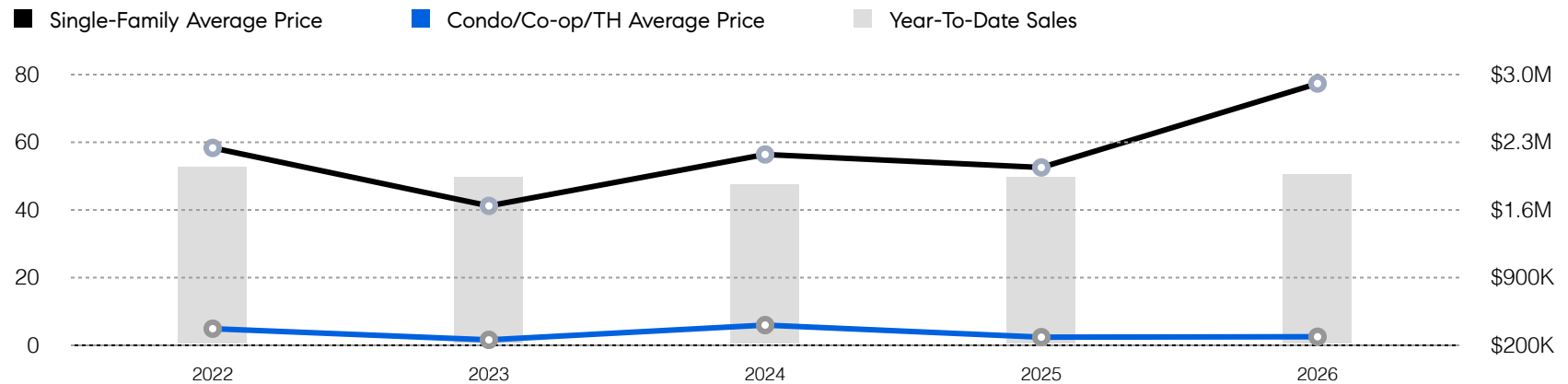
17.8% Year-Over-Year
-1.9% Month-Over-Month



Ocean County Overview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	54	52	-3.7%	7	9	28.6%
	ACTIVE LISTINGS	42	47	11.9%	42	47	11.9%
	# OF SALES	43	44	2.3%	8	5	-37.5%
	SALES VOLUME	\$87,686,083	\$127,927,601	45.9%	\$11,213,900	\$15,334,000	36.7%
	MEDIAN PRICE	\$1,300,000	\$1,700,901	30.8%	\$662,500	\$1,899,000	186.6%
	AVERAGE PRICE	\$2,039,211	\$2,907,445	42.6%	\$1,401,738	\$3,066,800	118.8%
	AVERAGE DOM	66	46	-30.3%	49	37	-24.5%
	% OF ASKING PRICE	95.9%	96.3%	0.5%	92.1%	96.4%	4.4%
Condo/Co-op/TH	CONTRACTS SIGNED	4	8	100.0%	0	0	0.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	6	6	0.0%	0	1	0.0%
	SALES VOLUME	\$1,706,000	\$1,732,400	1.5%	-	\$470,000	-
	MEDIAN PRICE	\$288,000	\$260,000	-9.7%	-	\$470,000	-
	AVERAGE PRICE	\$284,333	\$288,733	1.5%	-	\$470,000	-
	AVERAGE DOM	47	42	-10.6%	-	18	-
	% OF ASKING PRICE	94.2%	97.0%	2.8%	-	94.0%	-

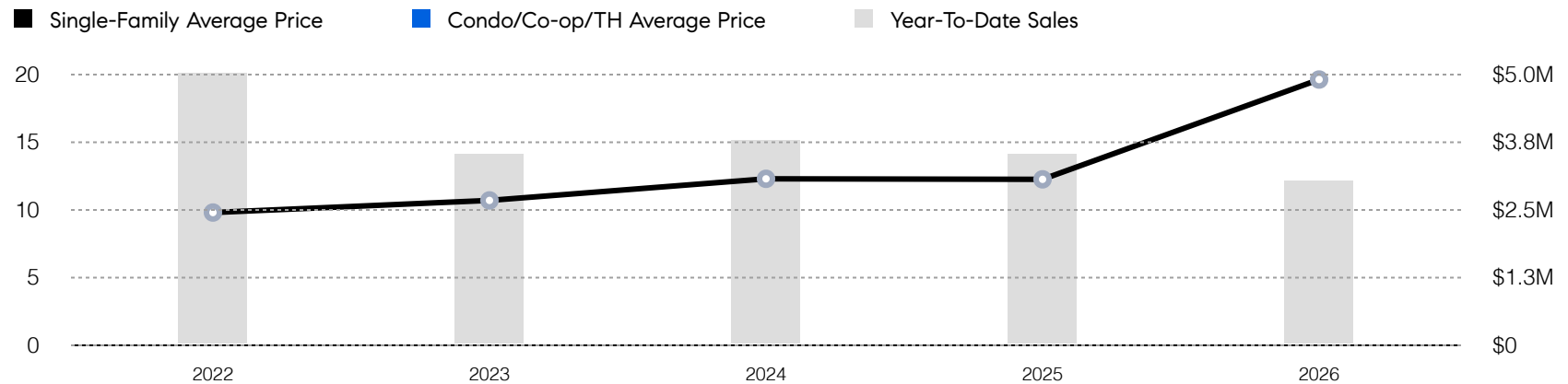
Historic Sales Trends



Bay Head

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	19	11	-42.1%	3	1	-66.7%
	ACTIVE LISTINGS	11	4	-63.6%	11	4	-63.6%
	# OF SALES	14	12	-14.3%	1	1	0.0%
	SALES VOLUME	\$42,917,283	\$58,903,301	37.2%	\$4,500,000	\$3,800,000	-15.6%
	MEDIAN PRICE	\$2,325,000	\$3,850,000	65.6%	\$4,500,000	\$3,800,000	-15.6%
	AVERAGE PRICE	\$3,065,520	\$4,908,608	60.1%	\$4,500,000	\$3,800,000	-15.6%
	AVERAGE DOM	0	0	-	0	0	-
	% OF ASKING PRICE	96.8%	99.2%	2.4%	90.0%	95.1%	5.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

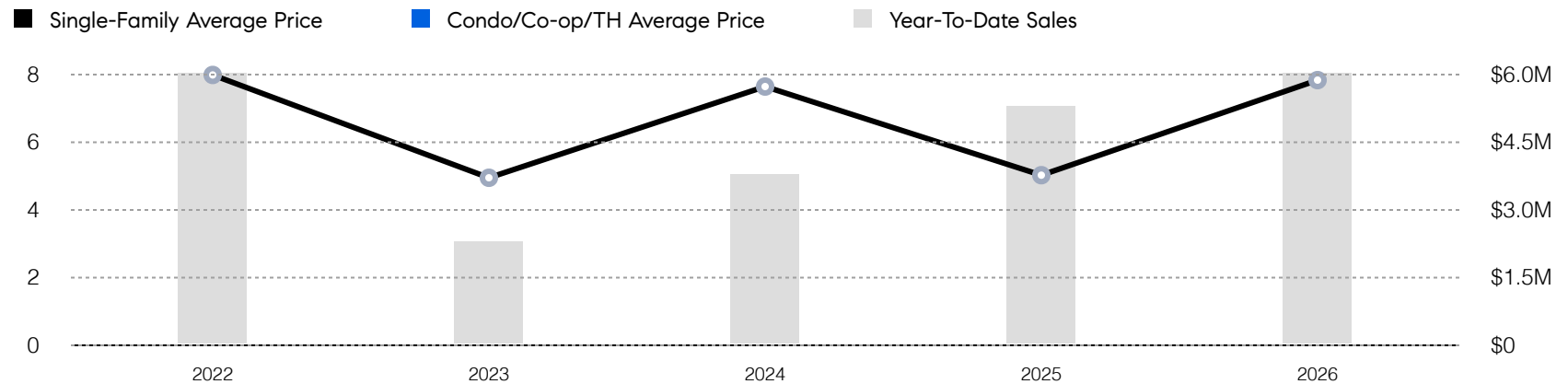
Historic Sales Trends



Mantoloking

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	11	7	-36.4%	0	2	0.0%
	ACTIVE LISTINGS	12	14	16.7%	12	14	16.7%
	# OF SALES	7	8	14.3%	1	1	0.0%
	SALES VOLUME	\$26,393,900	\$47,020,000	78.1%	\$3,103,900	\$8,550,000	175.5%
	MEDIAN PRICE	\$3,295,000	\$5,750,000	74.5%	\$3,103,900	\$8,550,000	175.5%
	AVERAGE PRICE	\$3,770,557	\$5,877,500	55.9%	\$3,103,900	\$8,550,000	175.5%
	AVERAGE DOM	332	0	-	0	0	-
	% OF ASKING PRICE	95.1%	92.6%	-2.5%	103.5%	90.0%	-13.5%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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