



February 2026

# Ocean County Market Report

COMPASS

# Ocean County Overview

Year-To-Date Sales

5

400.0% Year-To-Date  
50.0% Month-Over-Month

Single-Family  
Average Sale Price

\$5.5M

179.0% Year-To-Date  
5.3% Month-Over-Month

Average Days On Market

0

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

Year-To-Date Contracts

4

33.3% Year-To-Date  
200.0% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

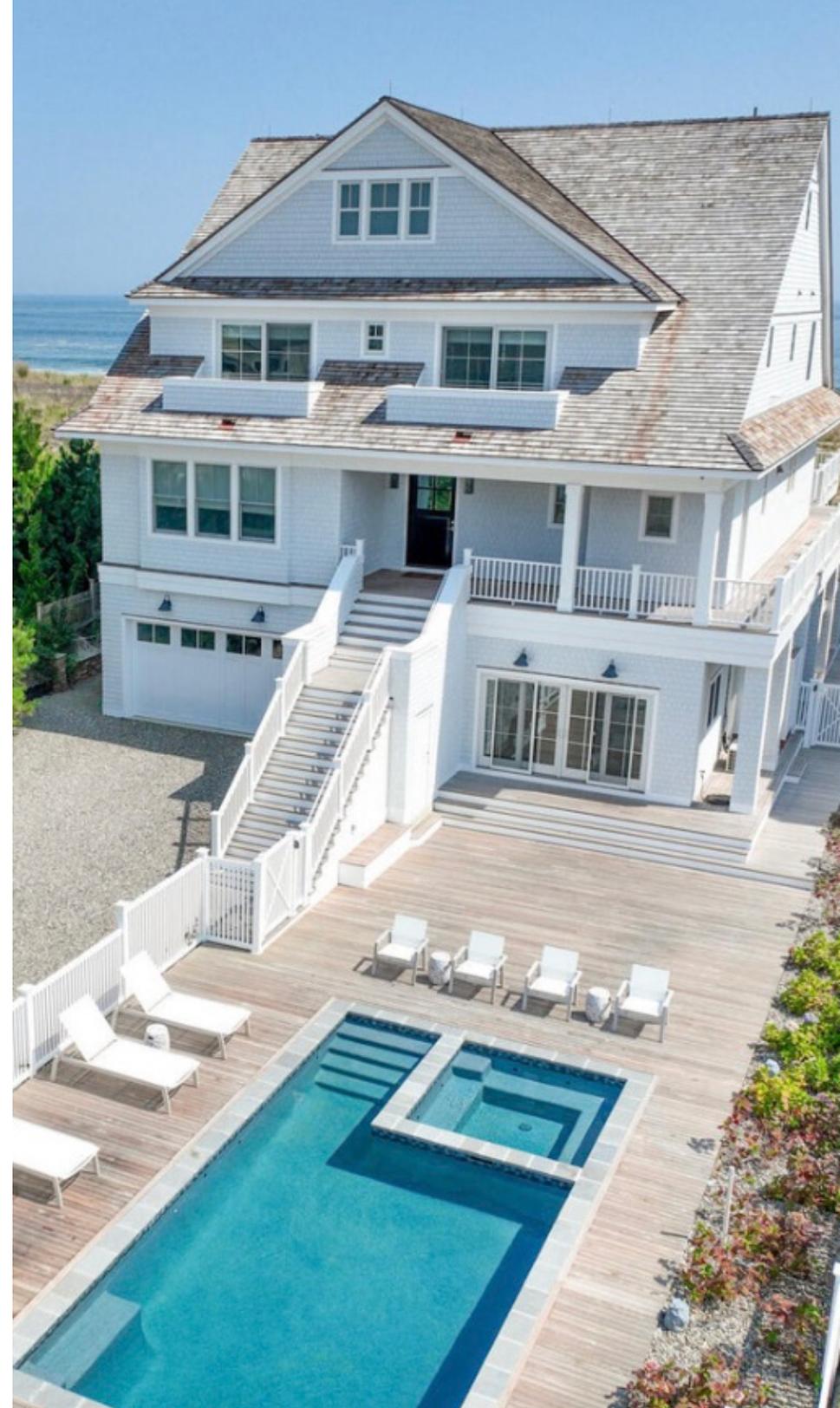
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- Year-To-Date  
- Month-Over-Month

Active Listings

14

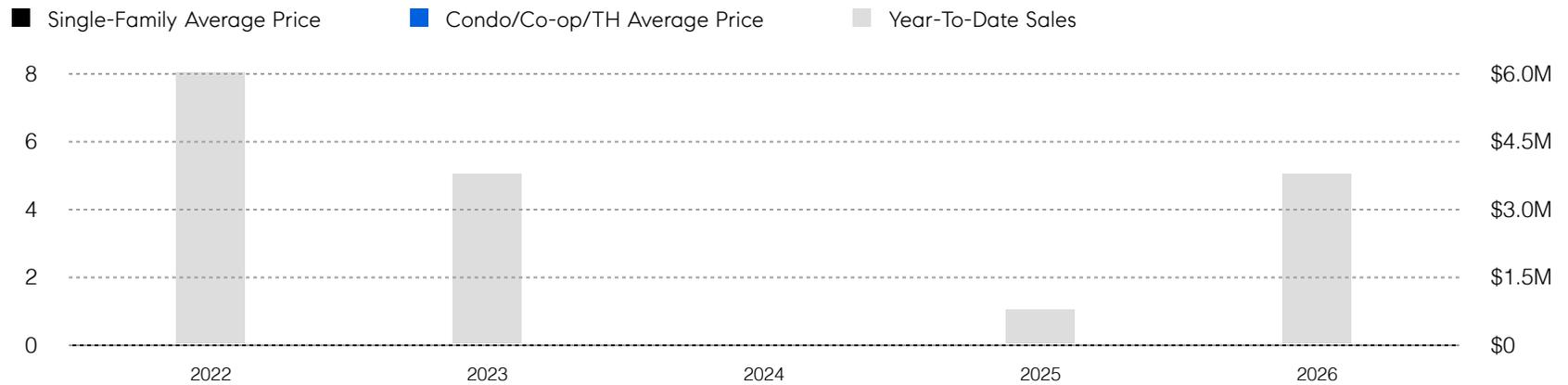
40.0% Year-Over-Year  
7.7% Month-Over-Month



# Ocean County Overview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	4	33.3%	1	3	200.0%
	ACTIVE LISTINGS	10	14	40.0%	10	14	40.0%
	# OF SALES	1	5	400.0%	1	3	200.0%
	SALES VOLUME	\$1,990,000	\$27,759,000	1,294.9%	\$1,990,000	\$17,000,000	754.3%
	MEDIAN PRICE	\$1,990,000	\$4,650,000	133.7%	\$1,990,000	\$4,650,000	133.7%
	AVERAGE PRICE	\$1,990,000	\$5,551,800	179.0%	\$1,990,000	\$5,666,667	184.8%
	AVERAGE DOM	0	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	-	-	-	-	-	-

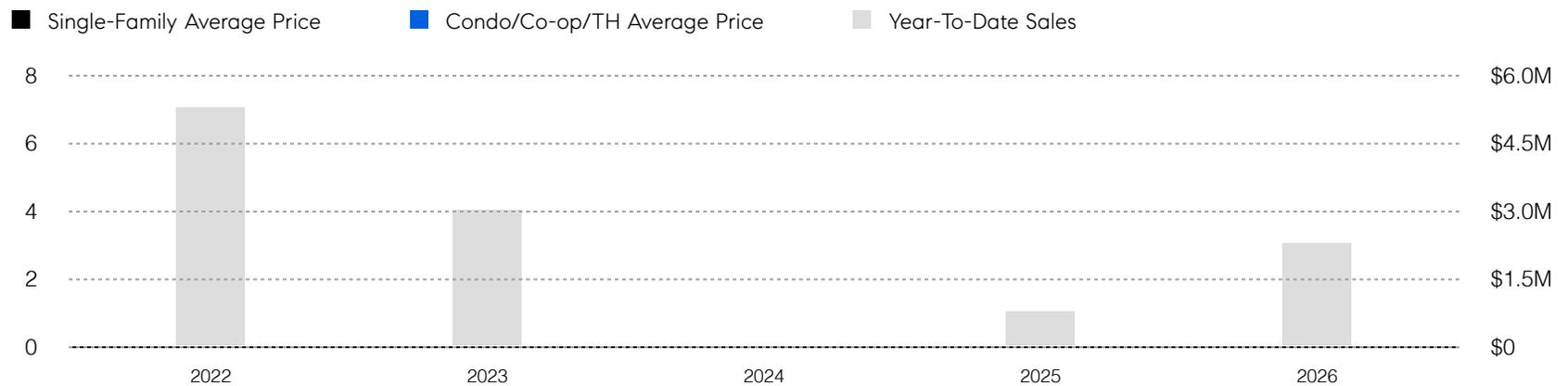
## Historic Sales Trends



# Bay Head

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	2	3	50.0%	1	3	200.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	1	3	200.0%	1	1	0.0%
	SALES VOLUME	\$1,990,000	\$15,409,000	674.3%	\$1,990,000	\$4,650,000	133.7%
	MEDIAN PRICE	\$1,990,000	\$4,650,000	133.7%	\$1,990,000	\$4,650,000	133.7%
	AVERAGE PRICE	\$1,990,000	\$5,136,333	158.1%	\$1,990,000	\$4,650,000	133.7%
	AVERAGE DOM	0	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

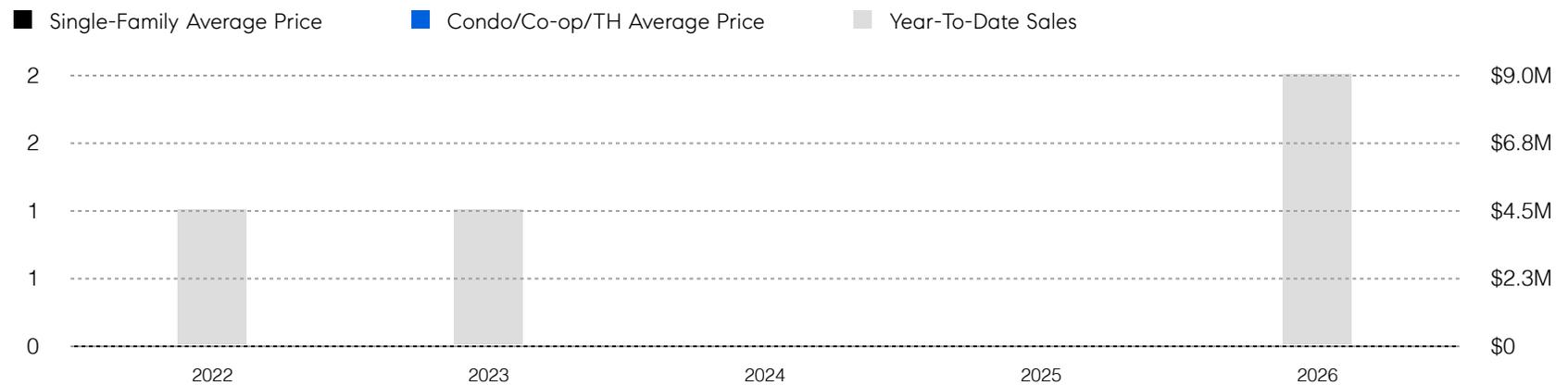


\* Line graphs may be hidden due to limited sales data

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		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	5	8	60.0%	5	8	60.0%
	# OF SALES	0	2	0.0%	0	2	0.0%
	SALES VOLUME	-	\$12,350,000	-	-	\$12,350,000	-
	MEDIAN PRICE	-	\$6,175,000	-	-	\$6,175,000	-
	AVERAGE PRICE	-	\$6,175,000	-	-	\$6,175,000	-
	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



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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