



September 2026

Ocean County Market Report

COMPASS

Ocean County Overview

Year-To-Date Sales

59

3.5% Year-To-Date
50.0% Month-Over-Month

Year-To-Date Contracts

66

6.5% Year-To-Date
-12.5% Month-Over-Month

Single-Family
Average Sale Price

\$2.7M

26.2% Year-To-Date
-47.2% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$313K

10.2% Year-To-Date
-2.1% Month-Over-Month

Average Days On Market

63

10.5% Year-To-Date
-9.3% Month-Over-Month

Active Listings

58

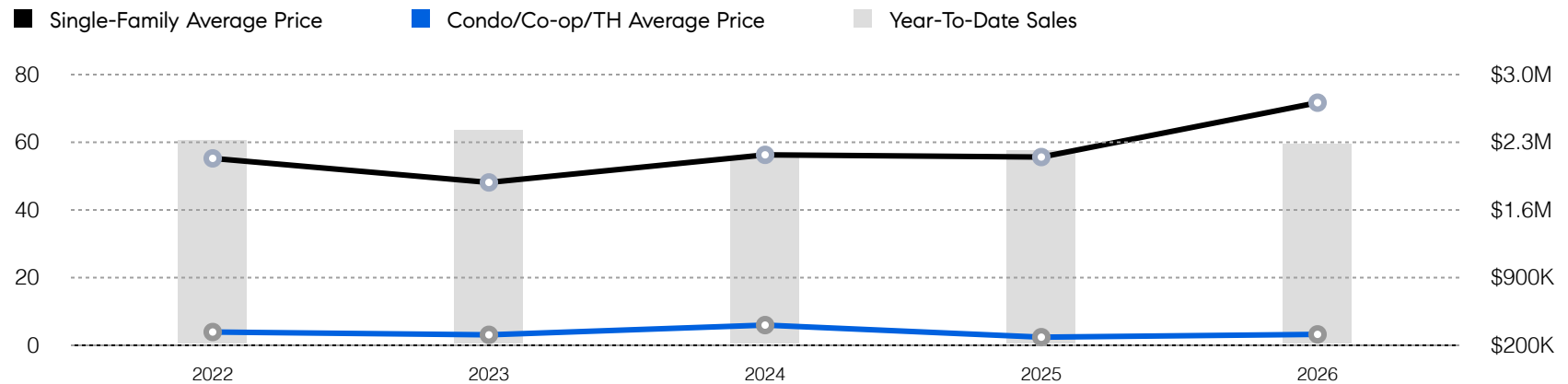
18.4% Year-Over-Year
3.6% Month-Over-Month



Ocean County Overview

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	58	58	0.0%	4	7	75.0%
	ACTIVE LISTINGS	44	51	15.9%	44	51	15.9%
	# OF SALES	51	52	2.0%	8	8	0.0%
	SALES VOLUME	\$109,508,022	\$140,882,601	28.7%	\$21,821,939	\$12,955,000	-40.6%
	MEDIAN PRICE	\$1,301,284	\$1,527,500	17.4%	\$1,750,000	\$627,500	-64.1%
	AVERAGE PRICE	\$2,147,216	\$2,709,281	26.2%	\$2,727,742	\$1,619,375	-40.6%
	AVERAGE DOM	63	56	-11.1%	46	96	108.7%
	% OF ASKING PRICE	96.1%	95.9%	-0.1%	97.4%	93.9%	-3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	4	8	100.0%	0	0	0.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	6	7	16.7%	0	1	0.0%
	SALES VOLUME	\$1,706,000	\$2,192,400	28.5%	-	\$460,000	-
	MEDIAN PRICE	\$288,000	\$280,000	-2.8%	-	\$460,000	-
	AVERAGE PRICE	\$284,333	\$313,200	10.2%	-	\$460,000	-
	AVERAGE DOM	47	42	-10.6%	-	0	-
	% OF ASKING PRICE	94.2%	97.8%	3.6%	-	102.2%	-

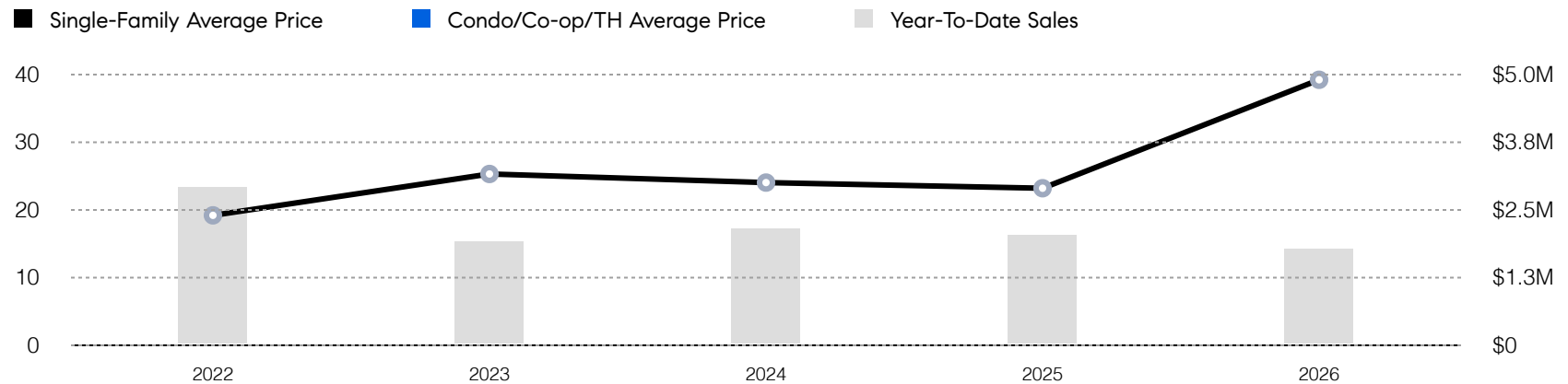
Historic Sales Trends



Bay Head

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	19	12	-36.8%	0	1	0.0%
	ACTIVE LISTINGS	12	5	-58.3%	12	5	-58.3%
	# OF SALES	16	13	-18.7%	2	1	-50.0%
	SALES VOLUME	\$46,417,283	\$63,753,301	37.3%	\$3,500,000	\$4,850,000	38.6%
	MEDIAN PRICE	\$2,150,000	\$3,900,000	81.4%	\$1,750,000	\$4,850,000	177.1%
	AVERAGE PRICE	\$2,901,080	\$4,904,100	69.0%	\$1,750,000	\$4,850,000	177.1%
	AVERAGE DOM	0	0	-	0	0	-
	% OF ASKING PRICE	97.1%	99.1%	2.0%	99.0%	98.0%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$460,000	-	-	\$460,000	-
	MEDIAN PRICE	-	\$460,000	-	-	\$460,000	-
	AVERAGE PRICE	-	\$460,000	-	-	\$460,000	-
	AVERAGE DOM	-	0	-	-	0	-
	% OF ASKING PRICE	-	102.2%	-	-	102.2%	-

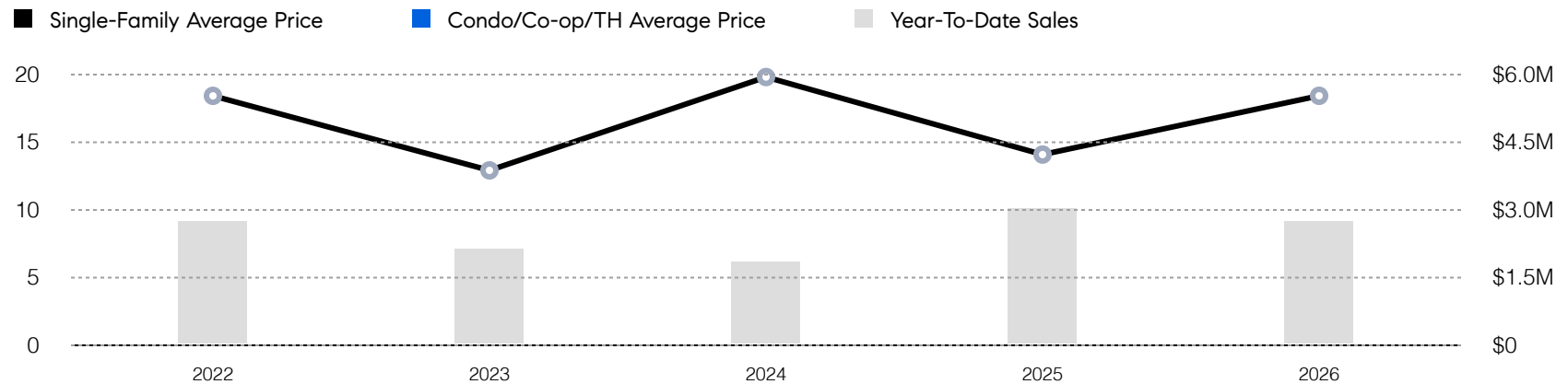
Historic Sales Trends



Mantoloking

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	12	11	-8.3%	1	4	300.0%
	ACTIVE LISTINGS	10	13	30.0%	10	13	30.0%
	# OF SALES	10	9	-10.0%	3	1	-66.7%
	SALES VOLUME	\$42,274,900	\$49,770,000	17.7%	\$15,881,000	\$2,750,000	-82.7%
	MEDIAN PRICE	\$3,295,000	\$4,500,000	36.6%	\$6,625,000	\$2,750,000	-58.5%
	AVERAGE PRICE	\$4,227,490	\$5,530,000	30.8%	\$5,293,667	\$2,750,000	-48.1%
	AVERAGE DOM	332	0	-	0	0	-
	% OF ASKING PRICE	94.7%	93.5%	-1.2%	93.7%	100.0%	6.3%
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 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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