



April 2026

Ocean County Market Report

COMPASS

Ocean County Overview

Year-To-Date Sales

19

46.2% Year-To-Date
75.0% Month-Over-Month

Year-To-Date Contracts

23

43.8% Year-To-Date
150.0% Month-Over-Month

Single-Family
Average Sale Price

\$3.0M

46.8% Year-To-Date
-31.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$247K

11.2% Year-To-Date
-13.3% Month-Over-Month

Average Days On Market

59

110.7% Year-To-Date
-77.9% Month-Over-Month

Active Listings

53

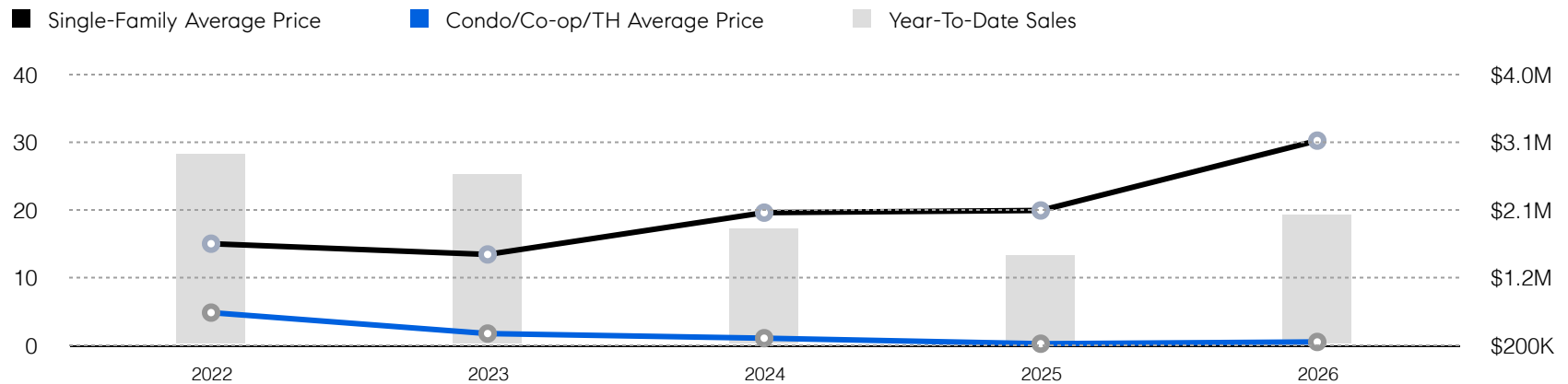
32.5% Year-Over-Year
3.9% Month-Over-Month



Ocean County Overview

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	14	18	28.6%	6	8	33.3%
	ACTIVE LISTINGS	37	49	32.4%	37	49	32.4%
	# OF SALES	11	16	45.5%	3	6	100.0%
	SALES VOLUME	\$23,020,000	\$49,169,900	113.6%	\$8,035,000	\$11,971,000	49.0%
	MEDIAN PRICE	\$960,000	\$2,466,250	156.9%	\$1,300,000	\$1,961,750	50.9%
	AVERAGE PRICE	\$2,092,727	\$3,073,119	46.8%	\$2,678,333	\$1,995,167	-25.5%
	AVERAGE DOM	38	82	115.8%	68	140	105.9%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	2	2	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	2	3	50.0%	0	1	0.0%
	SALES VOLUME	\$445,000	\$742,400	66.8%	-	\$195,000	-
	MEDIAN PRICE	\$222,500	\$224,900	1.1%	-	\$195,000	-
	AVERAGE PRICE	\$222,500	\$247,467	11.2%	-	\$195,000	-
	AVERAGE DOM	84	67	-20.2%	-	4	-

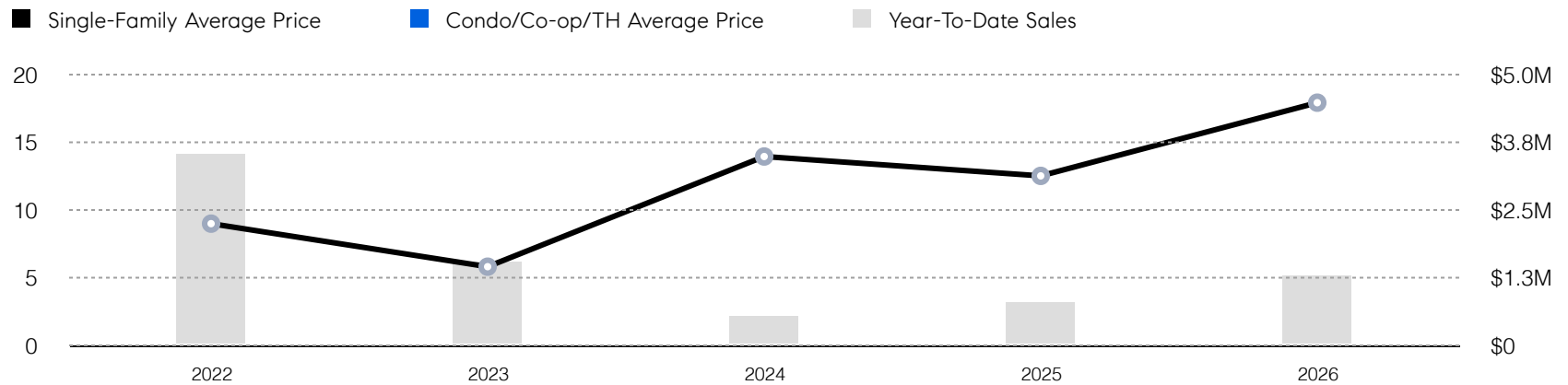
Historic Sales Trends



Bay Head

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	7	3	-57.1%	4	0	0.0%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	3	5	66.7%	2	2	0.0%
	SALES VOLUME	\$9,390,000	\$22,407,500	138.6%	\$7,400,000	\$6,998,500	-5.4%
	MEDIAN PRICE	\$1,990,000	\$3,900,000	96.0%	\$3,700,000	\$3,499,250	-5.4%
	AVERAGE PRICE	\$3,130,000	\$4,481,500	43.2%	\$3,700,000	\$3,499,250	-5.4%
	AVERAGE DOM	0	0	-	0	0	-
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	-	-	-	-	-	-

Historic Sales Trends

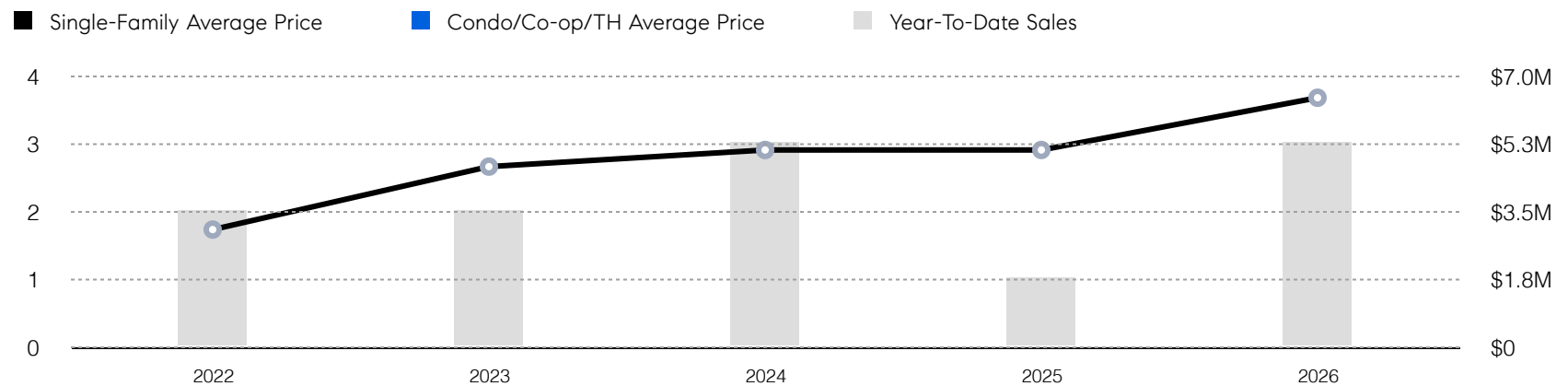


* Line graphs may be hidden due to limited sales data

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		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	1	0	0.0%
	ACTIVE LISTINGS	13	17	30.8%	13	17	30.8%
	# OF SALES	1	3	200.0%	0	0	0.0%
	SALES VOLUME	\$5,100,000	\$19,350,000	279.4%	-	-	-
	MEDIAN PRICE	\$5,100,000	\$7,000,000	37.3%	-	-	-
	AVERAGE PRICE	\$5,100,000	\$6,450,000	26.5%	-	-	-
	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 - 04/30/2025 vs. 01/01/2026 - 04/30/2026

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