



Year In Review 2025

# Ocean County Market Report

COMPASS



# Ocean County Overview

Year-To-Date Sales

41

41.4% Year-To-Date  
36.4% Quarter-Over-Quarter

Single-Family  
Average Sale Price

\$3.8M

13.1% Year-To-Date  
38.3% Quarter-Over-Quarter

Average Days On Market

332

- Year-To-Date  
- Quarter-Over-Quarter

Year-To-Date Contracts

47

62.1% Year-To-Date  
45.5% Quarter-Over-Quarter

Condo/Co-op/Townhouse  
Average Sale Price

\$882K

141.8% Year-To-Date  
- Quarter-Over-Quarter

Active Listings

7

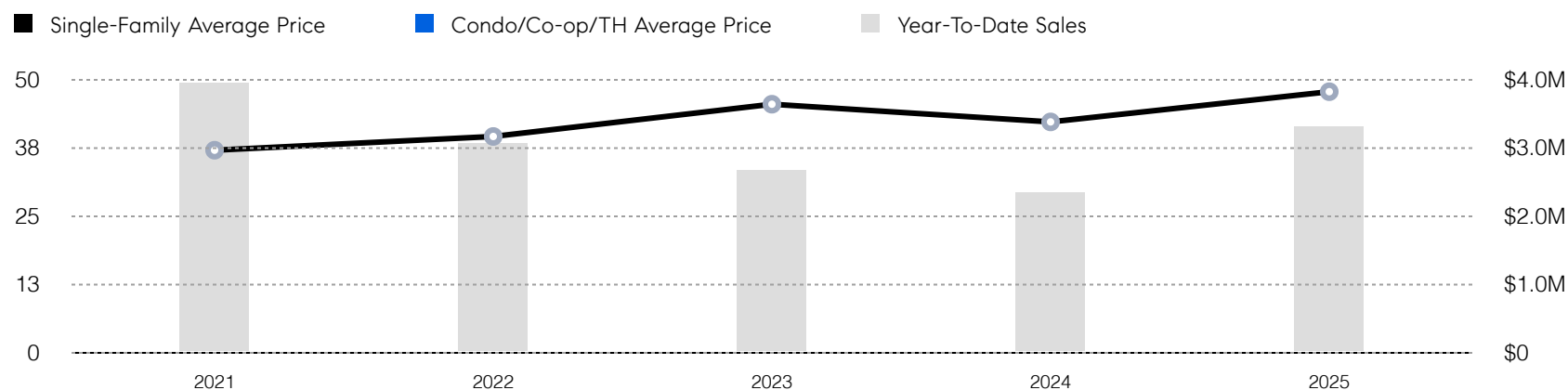
-46.2% Year-Over-Year  
-70.8% Quarter-Over-Quarter



# Ocean County Overview

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	28	45	60.7%	3	14	366.7%
	ACTIVE LISTINGS	13	7	-46.2%	13	7	-46.2%
	# OF SALES	28	39	39.3%	6	13	116.7%
	SALES VOLUME	\$94,745,823	\$149,232,251	57.5%	\$10,985,000	\$60,540,068	451.1%
	MEDIAN PRICE	\$2,568,750	\$2,800,000	9.0%	\$1,412,500	\$3,200,978	126.6%
	AVERAGE PRICE	\$3,383,779	\$3,826,468	13.1%	\$1,830,833	\$4,656,928	154.4%
	AVERAGE DOM	0	332	-	0	0	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	2	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	2	100.0%	0	2	0.0%
	SALES VOLUME	\$365,000	\$1,765,000	383.6%	-	\$1,765,000	-
	MEDIAN PRICE	\$365,000	\$882,500	141.8%	-	\$882,500	-
	AVERAGE PRICE	\$365,000	\$882,500	141.8%	-	\$882,500	-
	AVERAGE DOM	0	0	-	-	0	-

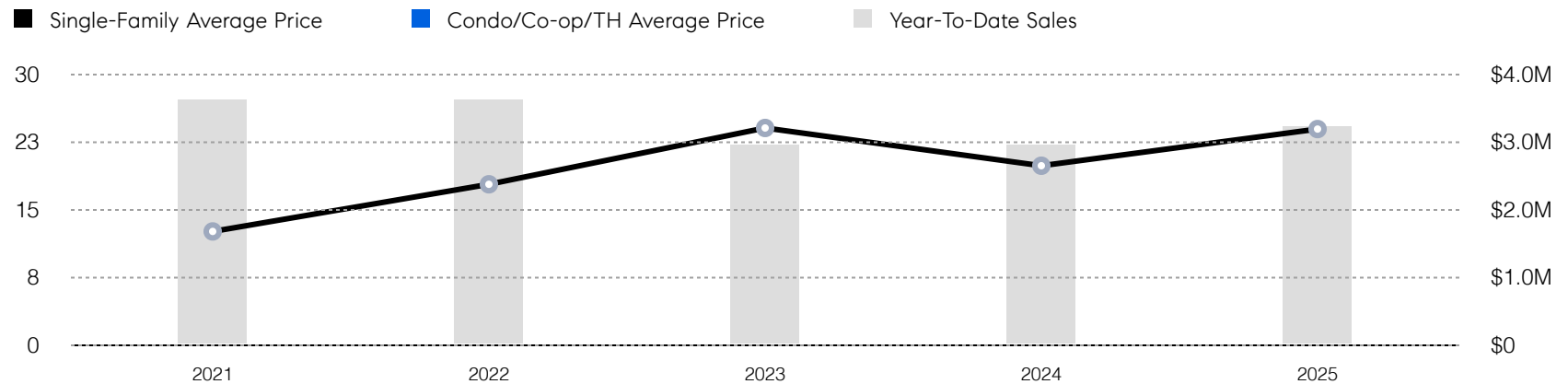
## Historic Sales Trends



# Bay Head

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	21	26	23.8%	3	7	133.3%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	21	22	4.8%	5	6	20.0%
	SALES VOLUME	\$55,721,823	\$70,293,283	26.2%	\$7,635,000	\$23,876,000	212.7%
	MEDIAN PRICE	\$2,090,000	\$2,093,000	0.1%	\$1,100,000	\$2,090,500	90.0%
	AVERAGE PRICE	\$2,653,420	\$3,195,149	20.4%	\$1,527,000	\$3,979,333	160.6%
	AVERAGE DOM	0	0	-	0	0	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	2	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	2	100.0%	0	2	0.0%
	SALES VOLUME	\$365,000	\$1,765,000	383.6%	-	\$1,765,000	-
	MEDIAN PRICE	\$365,000	\$882,500	141.8%	-	\$882,500	-
	AVERAGE PRICE	\$365,000	\$882,500	141.8%	-	\$882,500	-
	AVERAGE DOM	0	0	-	-	0	-

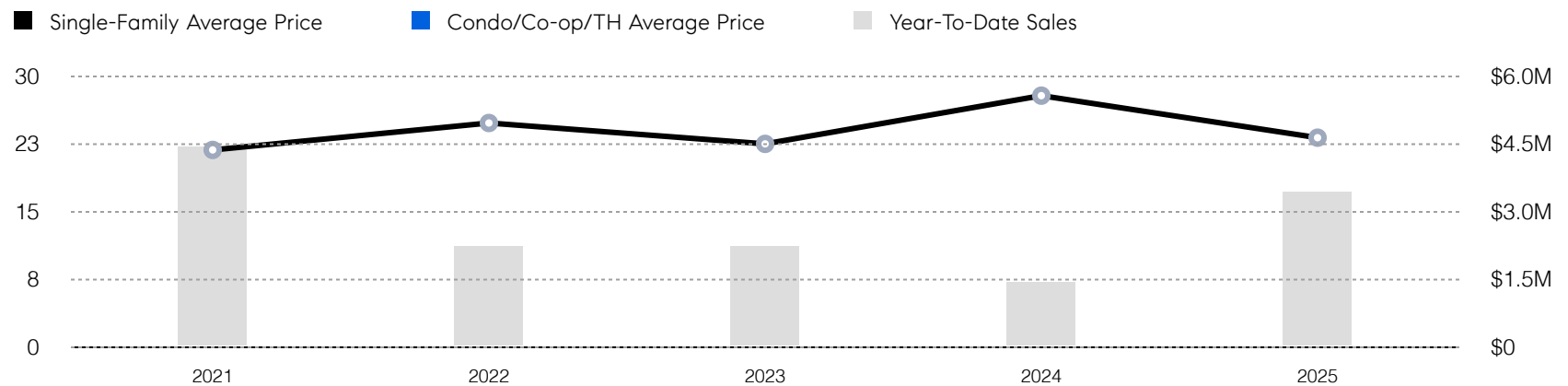
## Historic Sales Trends



# Mantoloking

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	7	19	171.4%	0	7	0.0%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	7	17	142.9%	1	7	600.0%
	SALES VOLUME	\$39,024,000	\$78,938,968	102.3%	\$3,350,000	\$36,664,068	994.4%
	MEDIAN PRICE	\$4,549,000	\$3,295,000	-27.6%	\$3,350,000	\$4,000,000	19.4%
	AVERAGE PRICE	\$5,574,857	\$4,643,469	-16.7%	\$3,350,000	\$5,237,724	56.3%
	AVERAGE DOM	0	332	-	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 - 12/31/2024 vs. 01/01/2025 - 12/31/2025

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