



July 2026

Ocean Market Report

COMPASS

Ocean Overview

Year-To-Date Sales

43

4.9% Year-To-Date
-44.4% Month-Over-Month

Single-Family
Average Sale Price

\$2.9M

34.5% Year-To-Date
-46.6% Month-Over-Month

Average Days On Market

54

-15.6% Year-To-Date
-47.8% Month-Over-Month

Year-To-Date Contracts

51

0.0% Year-To-Date
-10.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$252K

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

Active Listings

50

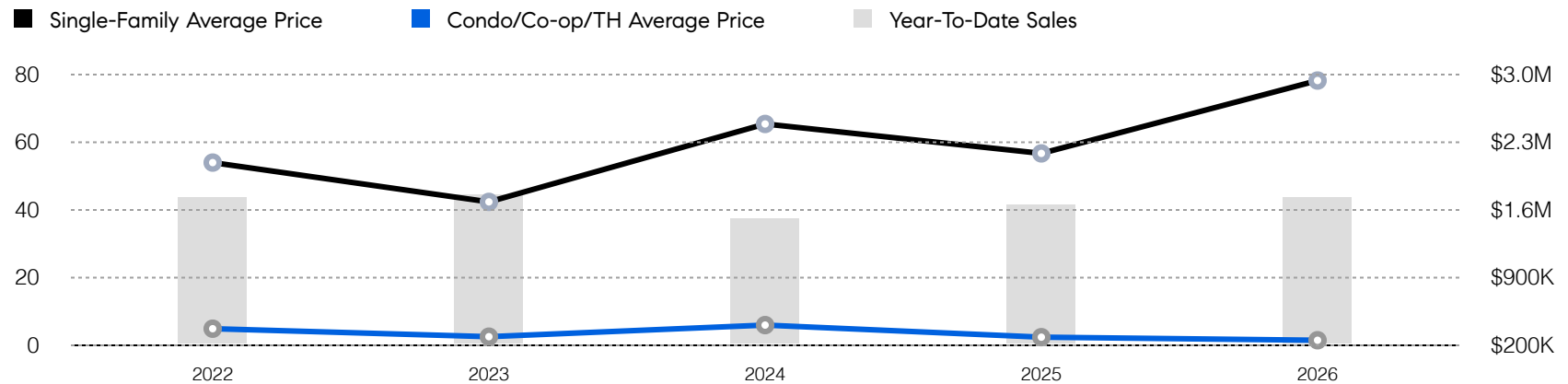
2.0% Year-Over-Year
-7.4% Month-Over-Month



Ocean Overview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	47	43	-8.5%	13	7	-46.2%
	ACTIVE LISTINGS	46	44	-4.3%	46	44	-4.3%
	# OF SALES	35	38	8.6%	8	5	-37.5%
	SALES VOLUME	\$76,472,183	\$111,658,601	46.0%	\$13,225,000	\$12,406,500	-6.2%
	MEDIAN PRICE	\$1,400,000	\$1,700,901	21.5%	\$1,285,000	\$2,900,000	125.7%
	AVERAGE PRICE	\$2,184,920	\$2,938,384	34.5%	\$1,653,125	\$2,481,300	50.1%
	AVERAGE DOM	71	49	-31.0%	52	39	-25.0%
	% OF ASKING PRICE	96.7%	96.2%	-0.5%	98.9%	91.1%	-7.8%
Condo/Co-op/TH	CONTRACTS SIGNED	4	8	100.0%	0	2	0.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	6	5	-16.7%	1	0	0.0%
	SALES VOLUME	\$1,706,000	\$1,262,400	-26.0%	\$320,000	-	-
	MEDIAN PRICE	\$288,000	\$240,000	-16.7%	\$320,000	-	-
	AVERAGE PRICE	\$284,333	\$252,480	-11.2%	\$320,000	-	-
	AVERAGE DOM	47	47	0.0%	19	-	-
	% OF ASKING PRICE	94.2%	97.6%	3.4%	94.1%	-	-

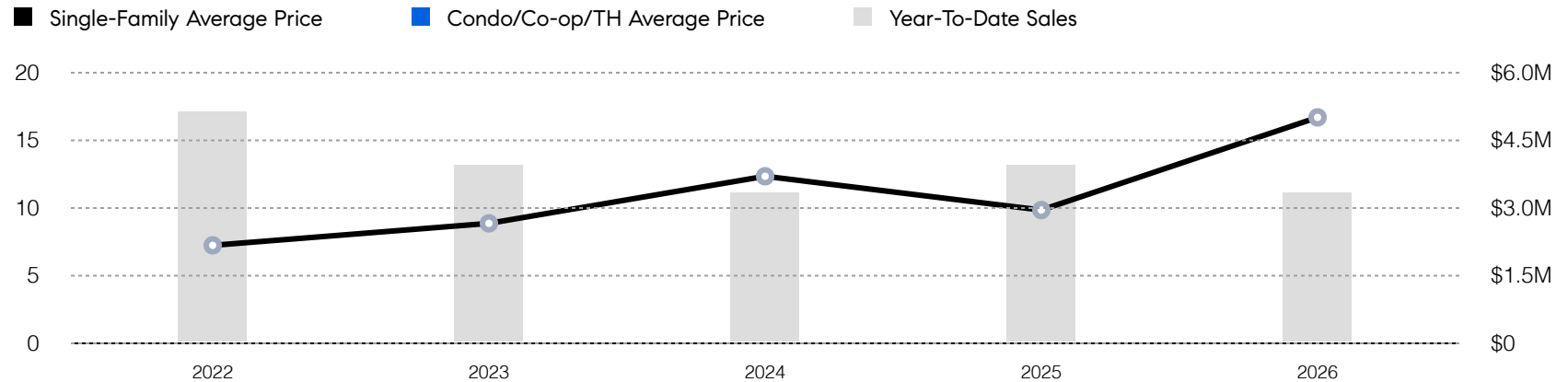
Historic Sales Trends



Bay Head

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	16	10	-37.5%	2	1	-50.0%
	ACTIVE LISTINGS	13	6	-53.8%	13	6	-53.8%
	# OF SALES	13	11	-15.4%	4	1	-75.0%
	SALES VOLUME	\$38,417,283	\$55,103,301	43.4%	\$10,050,000	\$4,200,000	-58.2%
	MEDIAN PRICE	\$2,300,000	\$3,900,000	69.6%	\$1,975,000	\$4,200,000	112.7%
	AVERAGE PRICE	\$2,955,176	\$5,009,391	69.5%	\$2,512,500	\$4,200,000	67.2%
	AVERAGE DOM	0	0	-	0	0	-
	% OF ASKING PRICE	97.3%	99.6%	2.3%	97.7%	105.1%	7.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	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	-	-	-	-	-	-

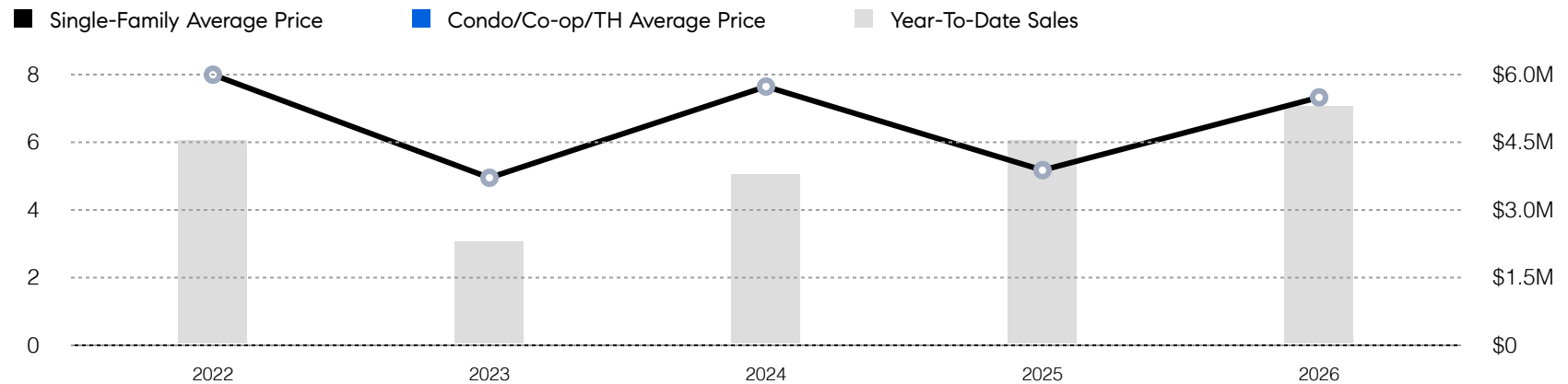
Historic Sales Trends



Mantoloking

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	11	5	-54.5%	5	0	0.0%
	ACTIVE LISTINGS	9	14	55.6%	9	14	55.6%
	# OF SALES	6	7	16.7%	0	1	0.0%
	SALES VOLUME	\$23,290,000	\$38,470,000	65.2%	-	\$2,970,000	-
	MEDIAN PRICE	\$3,295,000	\$4,500,000	36.6%	-	\$2,970,000	-
	AVERAGE PRICE	\$3,881,667	\$5,495,714	41.6%	-	\$2,970,000	-
	AVERAGE DOM	332	0	-	-	0	-
	% OF ASKING PRICE	93.7%	93.0%	-0.7%	-	95.8%	-
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 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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