



January 2026

Ocean County Market Report

COMPASS

Ocean County Overview

Year-To-Date Sales

2

- Year-To-Date
-71.4% Month-Over-Month

Single-Family
Average Sale Price

\$5.3M

- Year-To-Date
41.7% Month-Over-Month

Average Days On Market

0

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

Year-To-Date Contracts

1

-50.0% Year-To-Date
-66.7% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

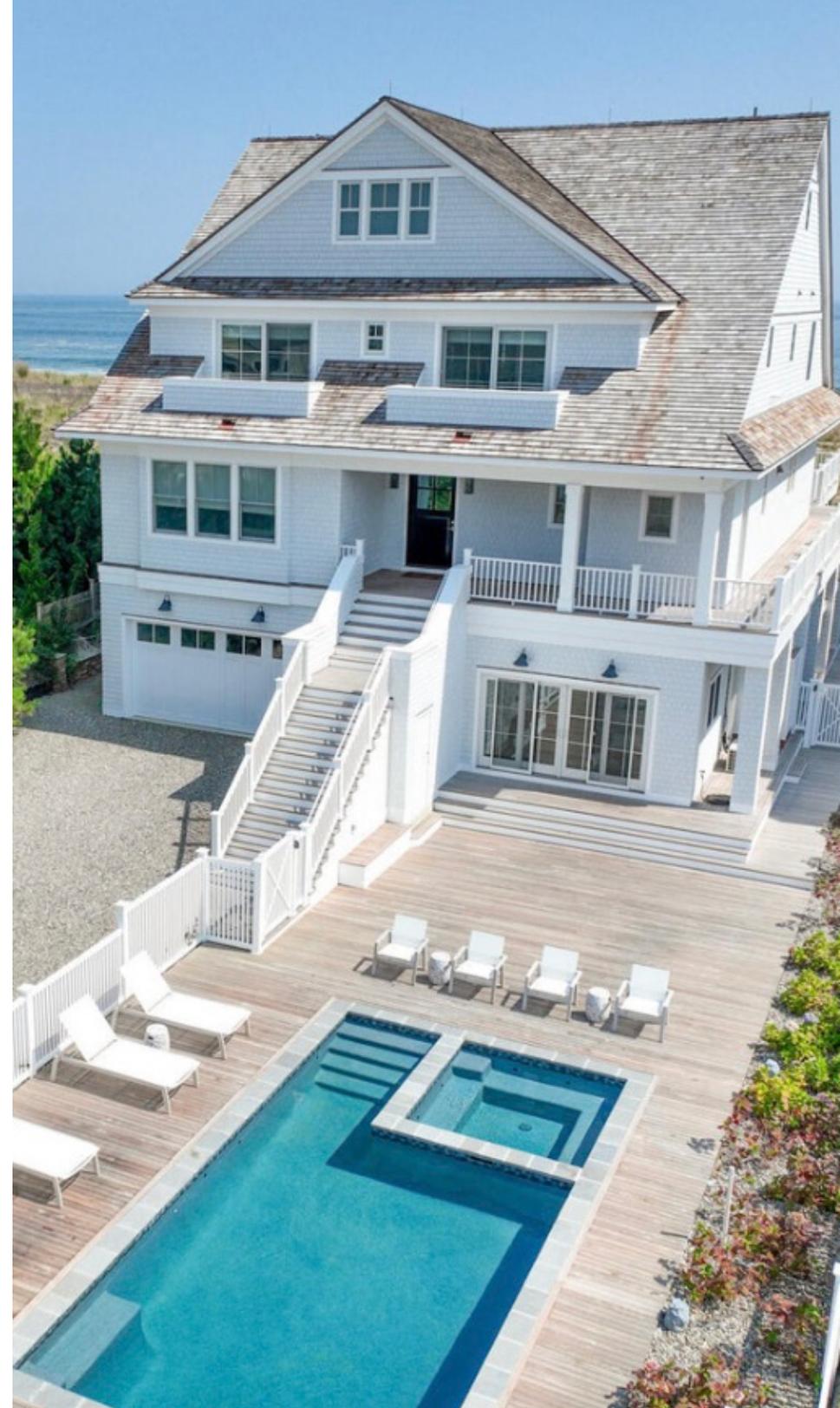
—

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

Active Listings

13

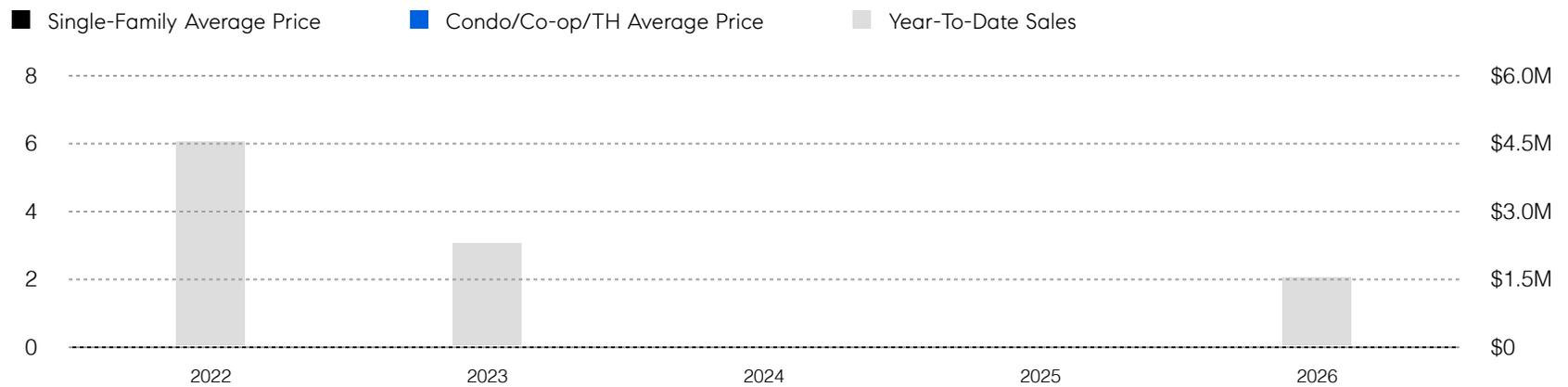
18.2% Year-Over-Year
116.7% Month-Over-Month



Ocean County Overview

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	11	13	18.2%	11	13	18.2%
	# OF SALES	-	2	-	0	2	0.0%
	SALES VOLUME	-	\$10,759,000	-	-	\$10,759,000	-
	MEDIAN PRICE	-	\$5,379,500	-	-	\$5,379,500	-
	AVERAGE PRICE	-	\$5,379,500	-	-	\$5,379,500	-
	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%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

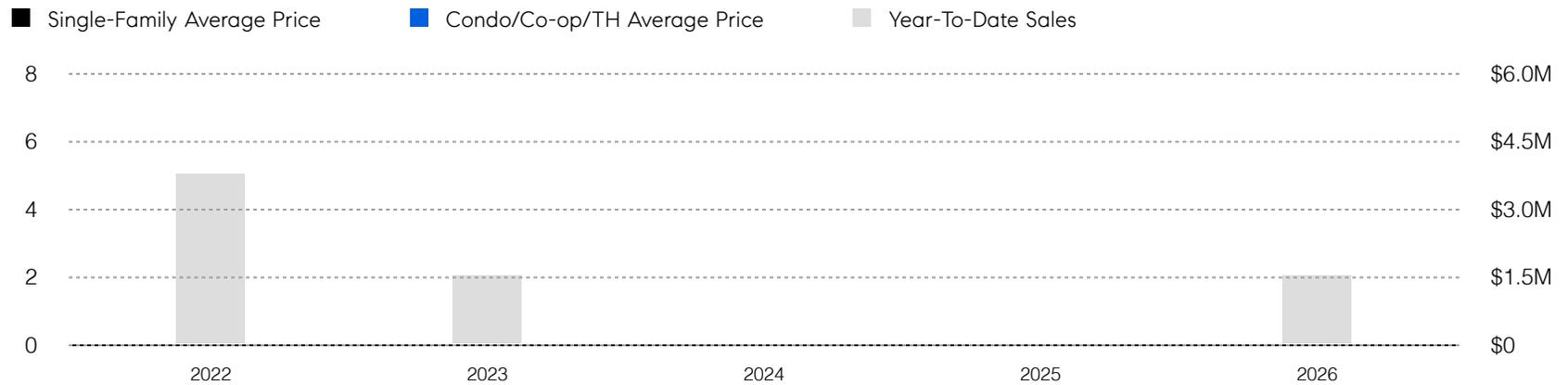
Historic Sales Trends



Bay Head

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	-	2	-	0	2	0.0%
	SALES VOLUME	-	\$10,759,000	-	-	\$10,759,000	-
	MEDIAN PRICE	-	\$5,379,500	-	-	\$5,379,500	-
	AVERAGE PRICE	-	\$5,379,500	-	-	\$5,379,500	-
	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%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

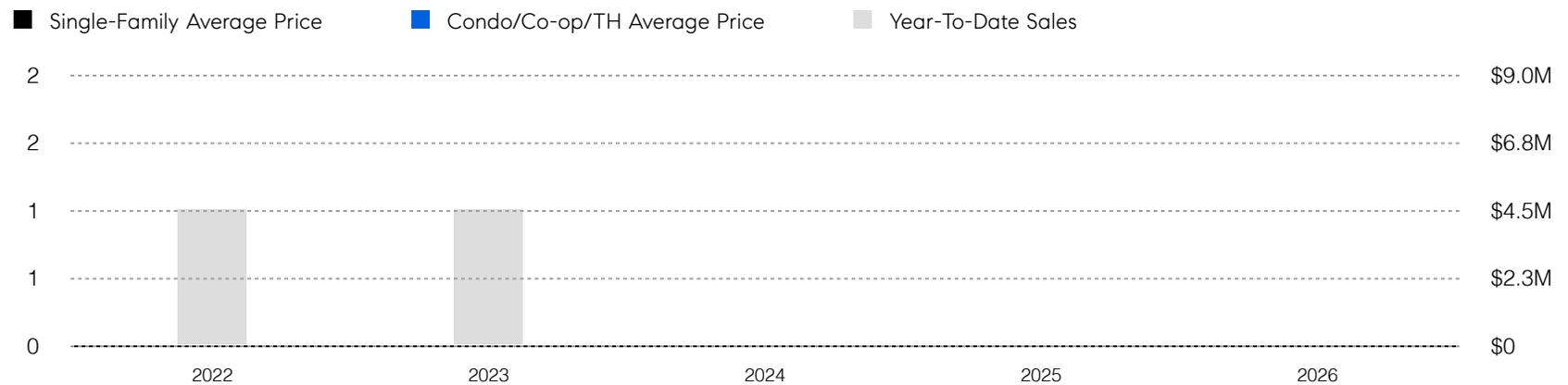


* Line graphs may be hidden due to limited sales data

Mantoloking

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	1	0.0%	1	1	0.0%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	-	0	-	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
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%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends



* Line graphs may be hidden due to limited sales data

COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 01/31/2025 vs. 01/01/2026 - 01/31/2026

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.