

MANASQUAN

MARKET SUMMARY - AUGUST 2023



Ward
Wight

Sotheby's
INTERNATIONAL REALTY

| | Aug-23 | Aug-22 | % Chg | 2023 YTD | 2022 YTD | % Chg |
|--------------------|-------------|-------------|---------|-------------|-------------|-------|
| Absorption Rate | 5.19 | 3.03 | 71.29 | 2.65 | 2.14 | 23.83 |
| Average List Price | \$1,504,106 | \$1,398,600 | 7.54 | \$1,467,764 | \$1,225,465 | 19.77 |
| Median List Price | \$1,449,950 | \$1,100,000 | 31.81 | \$1,350,000 | \$1,095,000 | 23.29 |
| Average Sale Price | \$1,266,714 | \$1,223,500 | 3.53 | \$1,414,696 | \$1,169,622 | 20.95 |
| Median Sale Price | \$1,175,000 | \$1,100,000 | 6.82 | \$1,195,500 | \$1,050,000 | 13.86 |
| Average DOM | 33 | 3 | 1000.00 | 30 | 23 | 30.43 |
| Median DOM | 21 | 4 | 425.00 | 10 | 11 | -9.09 |

