

Elliman Report

Q4-2020 Manalapan, Hypoluxo Island, FL
& Ocean Ridge, FL Sales

“Sales nearly tripled year over year as price trends showed mixed results.”

Manalapan, Hypoluxo Island & Ocean Ridge Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$3,981,700	-15.8%	\$4,730,941	5.1%	\$3,789,301
Average Price Per Sq Ft	\$655	-10.0%	\$728	45.2%	\$451
Median Sales Price	\$1,841,100	-16.3%	\$2,200,000	-39.1%	\$3,025,000
Number of Sales (Closed)	23	35.3%	17	187.5%	8
Days on Market (From Last List Date)	150	19.0%	126	-26.8%	205
Manalapan Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$9,632,683	-33.0%	\$14,375,000	91.7%	\$5,025,477
Average Price Per Sq Ft	\$1,105	-21.6%	\$1,409	146.1%	\$449
Median Sales Price	\$2,150,000	-58.5%	\$5,175,000	-62.9%	\$5,800,000
Number of Sales (Closed)	6	100.0%	3	50.0%	4
Days on Market (From Last List Date)	161	18.4%	136	-53.7%	348
Hypoluxo Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,972,500	-50.9%	\$4,015,000	N/A	N/A
Average Price Per Sq Ft	\$357	-26.1%	\$483	N/A	N/A
Median Sales Price	\$1,537,500	-58.7%	\$3,725,000	N/A	N/A
Number of Sales (Closed)	6	20.0%	5	N/A	N/A
Days on Market (From Last List Date)	89	-49.1%	175	N/A	N/A
Ocean Ridge Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,995,273	4.2%	\$1,914,000	-21.8%	\$2,553,125
Average Price Per Sq Ft	\$404	-10.2%	\$450	-11.2%	\$455
Median Sales Price	\$1,625,000	-4.4%	\$1,700,000	-25.5%	\$2,181,250
Number of Sales (Closed)	11	22.2%	9	175.0%	4
Days on Market (From Last List Date)	177	84.4%	96	185.5%	62
Ocean Ridge Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$344,400	-39.5%	\$569,050	6.9%	\$322,300
Average Price Per Sq Ft	\$292	-3.3%	\$302	17.7%	\$248
Median Sales Price	\$197,500	-70.3%	\$665,000	-11.2%	\$222,500
Number of Sales (Closed)	10	0.0%	10	100.0%	5
Days on Market (From Last List Date)	114	5.6%	108	-17.4%	138

The quarter saw the largest annual increase in the number of sales over the past decade. Listing inventory fell at its fastest rate in at least two years while average price per square foot rose year over year for the first time in three quarters.