

# Elliman Report

**Q3-2020** Manalapan, Hypoluxo Island, FL  
& Ocean Ridge, FL Sales

“Sales rose higher year over year, rebounding quickly from the restraint of spring market activity at the onset of the COVID crisis.”

Manalapan, Hypoluxo Island & Ocean Ridge Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$4,730,941	143.0%	\$1,946,522	-3.2%	\$4,889,250
Average Price Per Sq Ft	\$728	94.1%	\$375	-5.8%	\$773
Median Sales Price	\$2,200,000	76.0%	\$1,250,000	-5.5%	\$2,327,500
Number of Sales (Closed)	17	30.8%	13	70.0%	10
Days on Market (From Last List Date)	126	-45.9%	233	-37.0%	200
Manalapan Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$14,375,000	230.5%	\$4,350,000	-46.8%	\$27,000,000
Average Price Per Sq Ft	\$1,409	134.8%	\$600	29.3%	\$1,090
Median Sales Price	\$5,175,000	19.0%	\$4,350,000	-80.8%	\$27,000,000
Number of Sales (Closed)	3	200.0%	1	200.0%	1
Days on Market (From Last List Date)	136	-66.3%	404	-87.0%	1,043
Hypoluxo Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$4,015,000	128.2%	\$1,759,131	48.9%	\$2,696,250
Average Price Per Sq Ft	\$483	47.3%	\$328	-4.7%	\$507
Median Sales Price	\$3,725,000	170.9%	\$1,375,000	38.2%	\$2,696,250
Number of Sales (Closed)	5	-16.7%	6	150.0%	2
Days on Market (From Last List Date)	175	-37.7%	281	16.7%	150
Ocean Ridge Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$1,914,000	10.4%	\$1,733,333	-18.8%	\$2,357,143
Average Price Per Sq Ft	\$450	21.6%	\$370	-24.1%	\$593
Median Sales Price	\$1,700,000	54.5%	\$1,100,000	-14.1%	\$1,980,000
Number of Sales (Closed)	9	50.0%	6	28.6%	7
Days on Market (From Last List Date)	96	-38.9%	157	2.1%	94
Ocean Ridge Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$569,050	-18.5%	\$698,500	11.5%	\$510,500
Average Price Per Sq Ft	\$302	-10.9%	\$339	2.7%	\$294
Median Sales Price	\$665,000	-18.0%	\$811,250	26.7%	\$525,000
Number of Sales (Closed)	10	0.0%	10	100.0%	5
Days on Market (From Last List Date)	108	-23.4%	141	-17.6%	131

Single family sales across the region moved higher as listing inventory declined. There were 17 sales in the quarter, up 70% from the prior-year quarter and 24.1% above the five-year quarterly average of 13.7.