

1ST QUARTER 2026 MARKET REPORT

MANALAPAN & HYPOLUXO ISLAND

PRESENTED BY

Jack Filkins

PAULA WITTMANN | MICHELLE NOGA

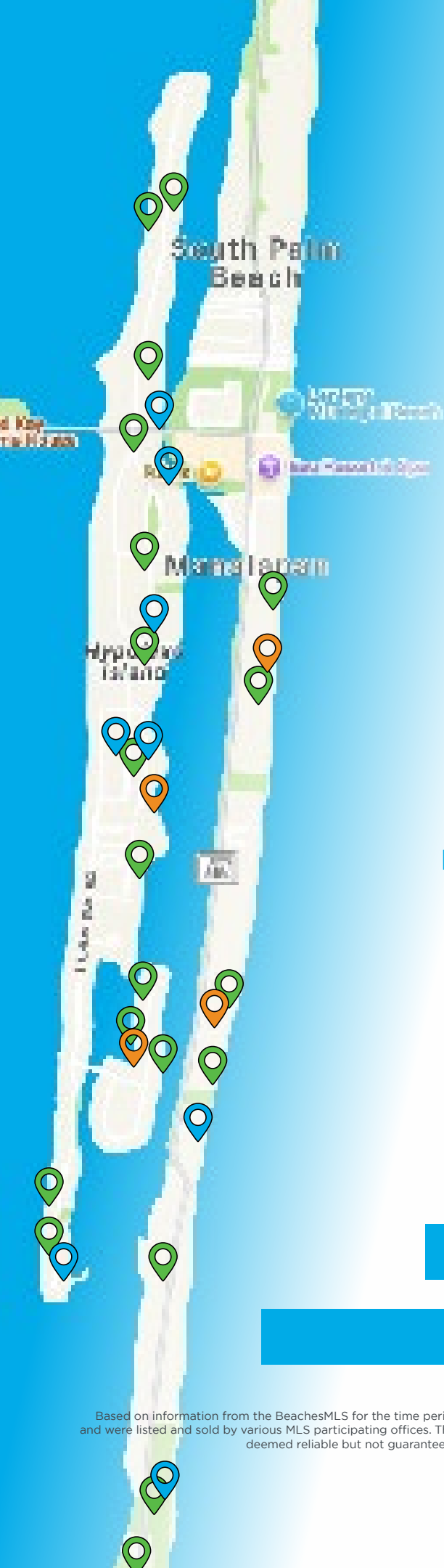
Manalapan

CIRCA 1923

WILLIAM RAVEIS

WINNER
TOP LUXURY BROKERAGE

Inman REAL ESTATE 2025



MARKET ACTIVITY
Q1 2026

MANALAPAN &
HYPOLUXO ISLAND

LEGEND

ACTIVE

PENDING

SOLD

8

TOTAL SALES

+50% from Q1 2025

\$21.2M

AVG. SALES PRICE

+25% from Q1 2025

88.5%

SALES PRICE/
LIST PRICE RATIO

-2.6% from Q1 2025

\$1,400

AVG. SALES
PRICE/SF

+21% from Q1 2025

179

DAYS ON
MARKET

-17% from Q1 2025

\$170M

TOTAL
SALES VOLUME

+165.6% from Q1 2025

-12.6% from Q1 2025 **MDN. SALE PRICE | \$5,589,638**

+32.9% from Q1 2025 **AVG. LIST PRICE | \$25,469,125**

Based on information from the BeachesMLS for the time period 1/01/2025 - 3/31/2025 and 1/01/2026 - 3/31/2026, these properties were not all sold by William Raveis Real Estate and were listed and sold by various MLS participating offices. These properties may not be all the listed properties in the target area. Does not include lots and land. This information deemed reliable but not guaranteed. If your home is currently listed, please disregard this notice as it is not my intention to solicit other brokers' listings.

© Apple Maps 2026

Jack, Michelle & Paula serving the **Greater Palm Beaches** and coastal communities.

\$2.5B+

JACK, PAULA & MICHELLE
CLOSED SALES¹

750+

JACK, PAULA & MICHELLE
TOTAL TRANSACTIONS¹

\$16B+

TOTAL BROKERAGE
VOLUME²

19K+

TOTAL BROKERAGE
TRANSACTIONS²

MANALAPAN &
MARKET ACTIVITY Q1 2026
HYPOLUXO ISLAND

RECENTLY SOLD MANALAPAN & HYPOLUXO ISLAND SINGLE FAMILY HOMES

ADDRESS	BEDS	BATHS	SQ. FT.	LIST PRICE	SOLD PRICE	SOLD DATE
1940 S Ocean Boulevard	6	9/4	16,582	\$84,888,000	\$68,318,675	02/05/2026
1460 S Ocean Boulevard	6	8/5	19,666	\$59,900,000	\$51,667,179	03/31/2026
880 S Ocean Boulevard	6	5/1	9,614	\$38,500,000	\$31,500,000	02/02/2026
1690 Lands End Road	4	5/1	6,279	\$8,900,000	\$7,704,277	02/24/2026
216 SE Atlantic Drive	5	4	5,776	\$3,795,000	\$3,475,000	03/02/2026
1099 S Atlantic Drive	4	2/1	2,303	\$3,195,000	\$3,100,000	01/02/2026
359 E Ocean Avenue	3	3	2,122	\$2,375,000	\$2,000,000	02/23/2026
992 S Atlantic Drive	2	3	2,333	\$2,200,000	\$2,200,000	03/23/2026

PENDING SALES MANALAPAN & HYPOLUXO ISLAND SINGLE FAMILY HOMES

ADDRESS	LIST PRICE	EXPECTED CLOSING DATE
820 S Ocean Boulevard	\$75,000,000	05/05/2026
1280 S Ocean Boulevard	\$45,000,000	04/07/2026
1422 SE Atlantic Drive	\$19,900,000	04/09/2026
40 Spoonbill Road	\$6,500,000	04/30/2026



Paula Wittmann



Michelle Noga

Jack Elkins

THE COASTAL ELITE TEAM



Jack Elkins

MANALAPAN & HYPOLUXO ISLAND
LUXURY PROPERTIES SPECIALIST

Representing Manalapan and Hypoluxo Island for generations, we know this market better than anyone. Let us represent you. Call **Jack** today at **561.247.2165**

1. Based on MLS and non-MLS sales. 2. According to RealTrends Based on 2025 data for closed residential transactions.

WILLIAM RAVEIS

125 Worth Ave, Suite 310
Palm Beach, FL 33480

FEATURED LISTING

1260 South Ocean Boulevard | \$85,000,000
8 BEDS | 14 BATHS | 19,023 LIVING SF



DISCOVER THE DIFFERENCE.
Scan the QR code to explore the
advantages of listing with Jack Elkins.

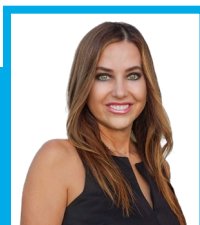


Ask Us About
Elite Concierge Services
HOME • MORTGAGE • INSURANCE • TITLE • MOVING
REAL ESTATE. MADE REAL EASY.

If you're ready to buy or sell,
let's connect. Call Jack Elkins and his
expert team today to experience the
difference firsthand at **561.247.2165**.



Paula Wittmann



Michelle Noga

Jack Elkins

THE COASTAL ELITE TEAM



Jack Elkins

MANALAPAN & HYPOLUXO ISLAND
LUXURY PROPERTIES SPECIALIST