

RABIDEAU LAW BRIEF

T O W N O F P A L M B E A C H

FEBRUARY 2018



RABIDEAU LAW

PALM BEACH / TORONTO

REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

THE RABIDEAU LAW BRIEF PROVIDES INSIGHT INTO THE REAL ESTATE TRANSACTIONS AND TRENDS AFFECTING THE TOWN OF PALM BEACH



REFERENCES

Town of Palm Beach Building Division, <http://www.townofpalmbeach.com>

Town of Palm Beach Town Council, <http://www.townofpalmbeach.com>

Town of Palm Beach Architectural Commission (ARCOM), <http://www.townofpalmbeach.com>

Town of Palm Beach Landmarks Preservation Commission, <http://www.townofpalmbeach.com>

Palm Beach County Clerk of Court & Comptroller, <http://www.mypalmbeachclerk.com>

Realtors Association of the Palm Beaches Multiple Listings Services, <http://www.flexmls.com>

Palm Beach Daily News, <http://www.palmbeachdailynews.com>

Palm Beach County Appraisers Office, <http://pbcgov.com/papa/>

Palm Beach Board of Realtors Multiple Listing Service, <https://pbb.flexmls.com>

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REAL ESTATE HIGHLIGHT: SINGLE FAMILY HOMES / RESIDENTIAL ESTATES

Tina Fanjul Associates Closes 726 Hi Mount Estate For \$22M

48 New \$1M-Plus Single Family Home Listings Appear In January

January's largest Single Family Home sale brought \$22.3 million. Lawrence Moens of Lawrence A. Moens Associates listed the lake-view estate at 726 Hi Mount and Christa Ryan of Tina Fanjul Associates represented the buyer. Altogether, there were 19 Residential Estate Sales in January in the \$1M-plus category, five of which brought over \$10 million. The average median sale price in this category rose by 41% from \$3 million to \$5.1 million during the last three-month period, and increased 43% during the last six-month period. Additionally, the number of sales also increased and recently spiked where the three-month number of sales rose by 50%, and the number of sales for the last six months rose by 26%, as compared to the same periods of the previous year.

A wealth of new Single Family Home listings hit the market in January with 48 in the \$1M plus category. Sotheby's International Realty presented the most in the category by listing 10 Palm Beach Single Family Residences. The top listing was written by Lawrence Moens of Lawrence A. Moens Associates for the 1927 estate on 1500 S. Ocean Blvd., priced at \$95 million.

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SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALE — LAST MONTH

ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
726 HI Mount Road	\$22,250,000	Jan-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>	404	8,767

TOP 10 LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
60 Blossom Way	\$77,060,000	Apr-17	UNKNOWN	UNKNOWN	PRIVATE SALE	18,452
101 Indian Road	\$49,000,000	Feb-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	76	18,300
535 N. County Road	\$37,000,000	Oct-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	270	LOT
640 S. Ocean Blvd.	\$36,149,781	Jun-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	194	11,735
100 Casa Bendita	\$34,000,000	May-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LINDA GARY <i>Linda A. Gary Real Estate</i>	178	10,582
225 Indian Road	\$32,000,000	Feb-17	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	SPEC HOME	12,445
1330 S. Ocean Blvd.	\$31,590,000	Apr-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LINDA GARY <i>Linda A. Gary Real Estate</i>	147	12,101
901 N. Ocean Blvd.	\$29,140,000	Nov-17	JAMES MCCANN <i>The Corcoran Group</i>	UNKNOWN	241	11,491
8 S. Lake Trail	\$27,000,000	May-17	TONI HOLLIS <i>The Fite Group</i>	CHRIS DEITZ <i>The Fite Group</i>	PRIVATE SALE	9,918
735 Island Drive	\$23,800,000	Oct-17	MARY BOYKIN <i>Sotheby's International Realty</i>	LINDA GARY <i>Linda A. Gary Real Estate</i>	PRIVATE SALE	9,831

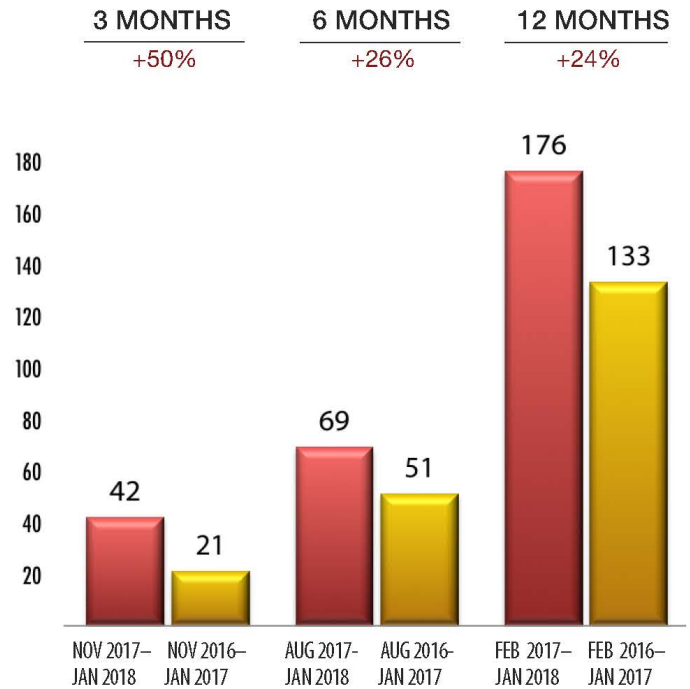
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1MILLION-PLUS SINGLE FAMILY HOMES / RESIDENTIAL ESTATES

**MEDIAN SELLING PRICE
CURRENT YEAR VS PRIOR YEAR**



**TOTAL HOMES SOLD
CURRENT YEAR VS PRIOR YEAR**



**MEDIAN LISTING PRICE
CURRENT YEAR VS PRIOR YEAR**



**TOTAL HOMES LISTED
CURRENT YEAR VS PRIOR YEAR**



SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — JANUARY 2018

ADDRESS	SOLD PRICE	SELLING DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
726 HI Mount Road	\$22,250,000	10-Jan	LAWRENCE MOENS, <i>Lawrence A. Moens Associates</i>	CRISTA RYAN, <i>Tina Fanjul Associates</i>	404	8,767
910 S. Ocean Blvd.	\$17,590,000	25-Jan	MARTIN CONROY, <i>The Fite Group</i>	BRADFORD MILLER, <i>The Corcoran Group</i>	55	LOT
1214 N. Ocean Blvd.	\$14,925,000	24-Jan	PAYTON SMITH, <i>Douglas Elliman</i>	PAULA WITTMANN, <i>The Fite Group</i>	84	5,198
446 N. Lake Way	\$14,110,000	2-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	11,988
1230 N. Ocean Blvd.	\$11,450,000	5-Jan	ALLISON WREN, <i>The Corcoran Group</i>	DANA KOCH, <i>The Corcoran Group</i>	336	4,733
198 Via Linda	\$7,600,000	17-Jan	NATALIE PAAVOLA, <i>Linda A. Gary Real Estate</i>	TRACI DEGEORGE, <i>Waterfront Properties</i>	64	6,405
201 Queens Lane	\$5,425,000	11-Jan	LORE SMITH, <i>Sotheby's International Realty</i>	LORE SMITH, <i>Sotheby's International Realty</i>	272	3,926
449 Australian Ave.	\$5,375,000	29-Jan	WILLIAM YAHN, <i>The Corcoran Group</i>	WILLIAM YAHN, <i>The Corcoran Group</i>	355	4,100
241 Tangier Ave.	\$4,350,000	19-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	5,261
272 List Road	\$4,212,000	24-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	307	3,451
111 Seabreeze Ave.	\$4,000,000	31-Jan	RONNIE HASOZBEK-GARCIA, <i>Waterfront Properties</i>	JAMES MCCANN, <i>Premier Estate Properties</i>	91	3,948
165 Seaspray Ave.	\$3,668,000	19-Jan	JOYCE MCLEARY, <i>Brown Harris Stevens</i>	GARY POHRER, <i>Douglas Elliman</i>	144	3,431
341 Eden Road	\$3,397,000	9-Jan	GARY POHER, <i>Douglas Elliman</i>	MICHAEL BELISLE, <i>Linda A. Gary Real Estate</i>	79	2,872
137 Seaspray Ave.	\$3,350,000	10-Jan	WAHKUNA VEGA-FARRELL, <i>Earl A. Hollis, Inc.</i>	WAHKUNA VEGA-FARRELL, <i>Earl A. Hollis, Inc.</i>	57	3,796
209 Sandpiper Drive	\$2,600,000	3-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	2,706
216 Angler Ave.	\$2,450,000	31-Jan	ASHLEY MCINTOSH, <i>Douglas Elliman</i>	TODD PETER, <i>Sotheby's International Realty</i>	376	2,441
337 Seabreeze Ave.	\$2,325,000	26-Jan	CRIS CONDON, <i>Sotheby's International Realty</i>	CRIS CONDON, <i>Sotheby's International Realty</i>	15	1,697
1464 N. Ocean Blvd.	\$1,580,000	10-Jan	ELIZBETH CLECKNER, <i>The Corcoran Group</i>	MATTHIAS FRETZ, <i>Douglas Elliman</i>	358	1,859
265 Park Ave.	\$1,215,000	22-Jan	ANDREW GAZDIK, <i>Sotheby's International Realty</i>	JACK ELKINS, <i>The Fite Group</i>	210	2,120

SINGLE FAMILY HOMES / RESIDENTIAL ESTATES — NEW TO THE MARKET — JANUARY 2018

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
1500 S. Ocean Blvd.	\$95,000,000	1/2/18	LAWRENCE MOENS, <i>Lawrence A. Moens Associates</i>	18-136	1927	44,187
1821 S. Ocean Blvd.	\$58,000,000	1/2/18	LAWRENCE MOENS, <i>Lawrence A. Moens Associates</i>	18-7	1926	12,979
1473 N. Ocean Blvd.	\$49,500,000	1/18/18	CRIS CONDON, <i>Sotheby's International Realty</i>	RX-10397695	1977	11,027
120 Casa Bendita	\$44,000,000	1/3/18	LAWRENCE MOENS, <i>Lawrence A. Moens Associates</i>	18-47	2006	13,590
526 N. County Road	\$42,000,000	1/2/18	LAWRENCE MOENS, <i>Lawrence A. Moens Associates</i>	18-19	N/A	LOT
1197 N. Lake Way	\$24,000,000	1/15/18	LIZA PULITZER, <i>Brown Harris Stevens</i>	RX-10397823	2003	9,878
555 Island Drive	\$23,900,000	1/30/18	CRISTA RYAN, <i>Tina Fanjul Associates</i>	18-278	1957	7,424
1519 N. Ocean Way	\$19,800,000	1/25/18	LAWRENCE MOENS, <i>Lawrence A. Moens Associates</i>	RX-10399730	1936	9,207
205 Via Tortuga	\$18,950,000	1/16/18	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10397773	SPEC HOME	11,120
134 El Vedado Road	\$16,900,000	1/4/18	DANA KOCH, <i>The Corcoran Group</i>	RX-10393518	1935	7,536
560 Island Drive	\$14,950,000	1/2/18	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10393767	1997	6,314
251 Jungle Road	\$14,900,000	1/30/18	WALLY TURNER, <i>Sotheby's International Realty</i>	RX-10401165	2003	7,956
378 N. Lake Way	\$13,000,000	1/3/18	TRACI DEGEORGE, <i>Waterfront Properties</i>	18-86	1941	6,411
377 N. Lake Way	\$13,000,000	1/15/18	TRACI DEGEORGE, <i>Waterfront Properties</i>	RX-10396544	1941	LOT
255 Clarke Ave.	\$12,950,000	1/29/18	GARY POHER, <i>Douglas Elliman</i>	18-259	1928	7,198
205 Via Tortuga	\$10,950,000	1/15/18	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10397773	SPEC HOME	4,748
220 Via Bellaria	\$10,900,000	1/2/18	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10393445	1932	8,930
27 El Vedado Road	\$10,000,000	1/15/18	CRIS CONDON, <i>Sotheby's International Realty</i>	RX-10398797	1926	4,318
325 Chilean Ave.	\$9,990,000	1/25/18	LIZ KELLY, <i>Hall Real Estate</i>	18-273	1925	7,364
220 Jungle Road	\$9,500,000	1/4/18	JACK ELKINS, <i>The Fite Group</i>	RX-10393782	1935	3,660
9 Golfview Road	\$9,450,000	1/11/18	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10396227	1928	6,143
100 Regents Park	\$7,995,000	1/31/18	ALISON NEWTON, <i>Douglas Elliman</i>	18-271	1959	5,508
110 Wells Road	\$7,695,000	1/10/18	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10396242	1986	4,420
217 Sandpiper Drive	\$7,000,000	1/5/18	STEPHANIE LEFES, <i>Sotheby's International Realty</i>	18-90	2017	4,380
238 N. Woods Road	\$6,995,000	1/27/18	PHILIP NUTTLE, <i>Keller Williams</i>	RX-10400494	1977	4,420
1090 S. Ocean Blvd.	\$6,950,000	1/30/18	BOB JACKSON, <i>Bob Jackson, Inc.</i>	RX-10402690	1938	1,279
245 Palmo Way	\$6,500,000	1/2/18	HAROLD PAULL, <i>Brown Harris Stevens</i>	18-70	1991	6,704
177 Clarke Ave.	\$5,975,000	1/8/18	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10396244	N/A	LOT
239 Emerald Lane	\$5,950,000	1/17/18	CHRISTINE GIBBONS, <i>Sotheby's International Realty</i>	RX-10397282	1950	6,131
114 Hammon Ave.	\$5,295,000	1/31/18	KEVIN SLOANE, <i>Sloane Real Estate, LLC</i>	RX-10401698	1999	4,256
308 Coconut Row	\$5,099,000	1/2/18	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10393459	2015	3,183
230 Atlantic Ave.	\$4,950,000	1/30/18	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10402582	2007	3,972
1066 N. Ocean Blvd.	\$4,900,000	1/4/18	BENJAMIN STEIN, <i>Brown Harris Stevens</i>	RX-10394555	2003	3,820
215 Seabreeze Ave.	\$4,750,000	1/10/18	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10396237	2016	2,657
215 Arabian Road	\$4,395,000	1/9/18	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10396074	N/A	LOT
245 Pendleton Ave.	\$4,100,000	1/4/18	CLIVE S'UAH-I-FINDLAY, <i>Sotheby's International Realty</i>	RX-10393313	1946	4,444
224 Via Marila	\$3,975,000	1/15/18	PATRICIA MAHANEY, <i>Sotheby's International Realty</i>	RX-10397315	1962	3,641
212 Seaspray Ave.	\$3,850,000	1/31/18	CAROLINE SEYMOUR, <i>Brown Harris Stevens</i>	RX-10401791	1925	3,368
244 Nightingale Trail	\$3,795,000	1/2/18	PATRICIA MAHANEY, <i>Sotheby's International Realty</i>	RX-10398018	1950	3,644
121 Chilean Ave.	\$3,795,000	1/3/18	WAHKUNA VEGA-FERRELL, <i>Earl A. Hollis, Inc.</i>	18-50	1930	2,573
246 Seminole Ave.	\$2,950,000	1/28/18	DANA KOCH, <i>The Corcoran Group</i>	18-254	2004	2,998
226 Oleander Ave.	\$2,700,000	1/19/18	TIERNEY OHARA, <i>Sotheby's International Realty</i>	18-207	1920	3,592
240 Osceola Way	\$2,200,000	1/8/18	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10394611	1952	2,371
223 Monterey Road	\$2,190,000	1/22/18	ANNE CARMICHAEL, <i>Brown Harris Stevens</i>	RX-10398794	1953	1,904
732 N. Atlantic Drive	\$1,600,000	1/23/18	FOR SALE BY OWNER	N/A	1957	2,600
226 Oleander Ave., Parcel 2	\$1,450,000	1/19/18	TIERNEY OHARA, <i>Sotheby's International Realty</i>	18-208	N/A	LOT
216 Oleander Ave.	\$1,450,000	1/19/18	TIERNEY OHARA, <i>Sotheby's International Realty</i>	18-209	N/A	LOT
227 Oleander Ave.	\$1,195,000	1/23/18	TIERNEY OHARA, <i>Sotheby's International Realty</i>	RX-10388083	N/A	LOT

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

42 Condominiums Priced Over \$1M Enter Market In January

Lawrence A. Moens Associates Closes Breakers Row Unit For \$6.8M

The number of new listings in the \$1M-plus Condos/Co-ops/Townhouses category for the month of January surpassed every month for the last three years. There were 42 new listings as compared to 32 in January 2017, and 34 in January 2016. Lawrence Moens of Lawrence A. Moens Associates presented the Leverett House's Unit 4C at 120 Sunset Avenue for \$7.8 million, the highest listing of the month. Sotheby's International Realty contributed the most January new listings in this category, at eight; and the leading agent was Scott Gordon of Scott Gordon Realty Associates, with six new listings. There were 253 new listings in this category for the last 12 months as compared to 216 the previous year.

The top sale in this category was closed by Lawrence Moens of Lawrence A. Moens Associates and listed by Suzanne Frisbie of The Corcoran Group. Unit S41 at 2 N. Breakers Row brought \$6.8 million and made the Top 10 Cond/Co-op/Townhouse Sales list for the last 12 months. The average sale price for the last three months was \$2.13 million, as compared to \$2.52 million for the same period of the previous year; and \$2 million for the past 12 months, as compared to \$1.8 million for the same period of the previous year, an increase of 10%.

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CONDOMINIUMS

LARGEST CONDO/CO-OP/TOWNHOUSE SALE — LAST MONTH

ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, S41	\$6,750,000	Jan-18	SUZANNE FRISBIE <i>The Corcoran Group</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	226	3,243

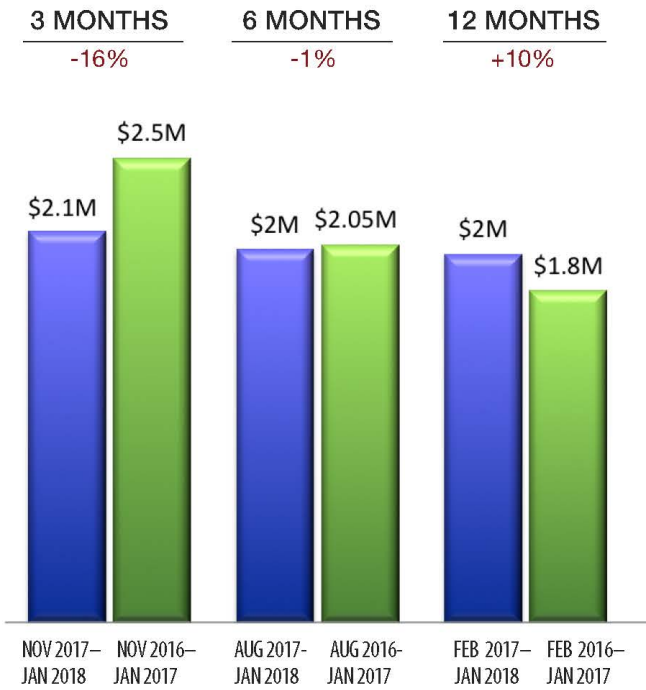
TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, S44/C14	\$15,500,000	Mar-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	2,462
2 N. Breakers Row, NPH2/C10	\$13,250,000	Dec-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	UNKNOWN	172	3,401
150 Bradley Place, 1101	\$7,000,000	May-17	TARA PEARL <i>Palm Beach Real Estate</i>	VICTORIA BAKER <i>Sotheby's International Realty</i>	PRIVATE SALE	2,462
230 Brazilian Ave.	\$6,850,000	Apr-17	BETSEY HALL <i>Hall Real Estate</i>	BETSEY HALL <i>Hall Real Estate</i>	97	4,671
2 N. Breakers Row, S41	\$6,750,000	Jan-18	SUZANNE FRISBIE <i>The Corcoran Group</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	222	3,243
2 N. Breakers Row, NPH2/C10	\$6,625,000	Aug-17	UNKNOWN	UNKNOWN	PRIVATE SALE	3,401
101 Worth Ave., 5C	\$6,400,000	Apr-17	DANA KOCH <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	192	3,401
120 Sunset Ave., 4C	\$6,250,000	Apr-17	PAULETTE KOCH <i>The Corcoran Group</i>	PAULETTE KOCH <i>The Corcoran Group</i>	226	4,150
330 Brazilian Ave.	\$5,500,000	Oct-17	BOB JACKSON <i>Bob Jackson Inc.</i>	UNKNOWN	PRIVATE SALE	5,500
3000 S. Ocean Blvd., 505	\$5,090,000	Jan-18	PAULETTE KOCH <i>The Corcoran Group</i>	UNKNOWN	PRIVATE SALE	4,447

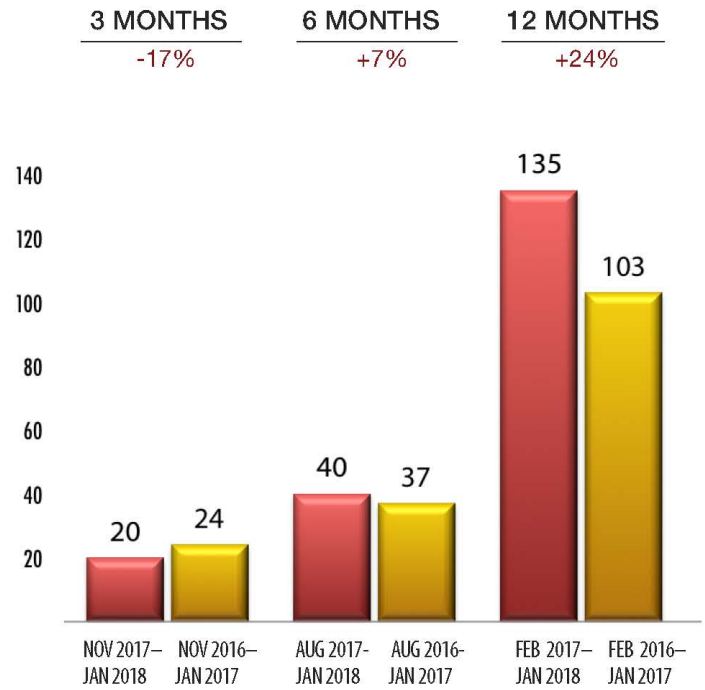
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS CONDOS/CO-OPS/TOWNHOUSES

**MEDIAN SELLING PRICE
CURRENT YEAR VS PRIOR YEAR**



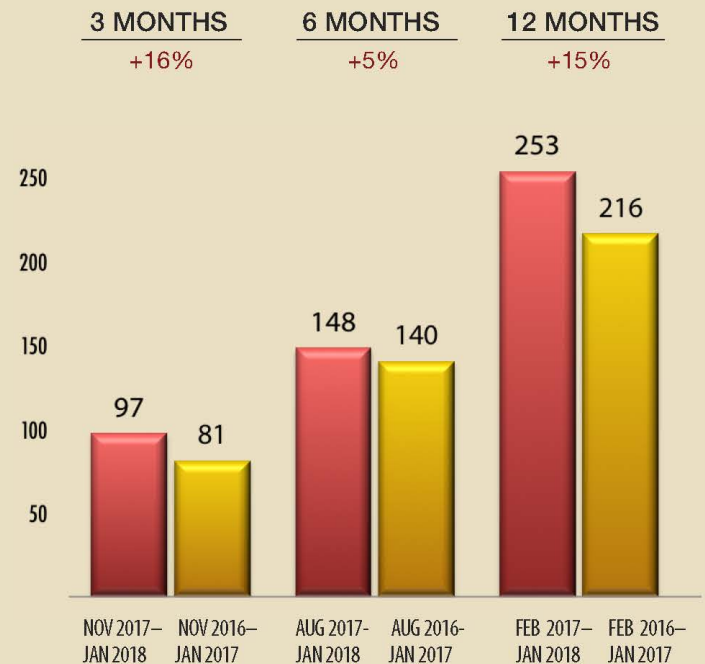
**TOTAL CONDOS SOLD
CURRENT YEAR VS PRIOR YEAR**



**MEDIAN LISTING PRICE
CURRENT YEAR VS PRIOR YEAR**



**TOTAL CONDOS LISTED
CURRENT YEAR VS PRIOR YEAR**



CONDO/CO-OP/TOWNHOUSE SALES – JANUARY 2017

ADDRESS	SOLD PRICE	SELLING DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, 541	\$6,750,000	8-Jan	SUZANNE FRISBIE, <i>The Corcoran Group</i>	LAWRENCE MOENS, <i>Lawrence A. Moens Associates</i>	226	3,243
3000 S. Ocean Blvd., 505	\$5,090,000	17-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	4,447
100 Worth Ave., 703	\$3,775,000	20-Jan	DANA KOCH, <i>The Corcoran Group</i>	PAULETTE KOCH, <i>The Corcoran Group</i>	66	2,022
2000 S. Ocean Blvd., 405S	\$2,395,000	9-Jan	PAULETTE KOCH, <i>The Corcoran Group</i>	PAM SLOTKIN, <i>Brown Harris Stevens</i>	314	2,799
100 Sunrise Ave., 313E	\$2,200,000	16-Jan	DOROTHY GULDEN, <i>Dorothy Engels Gulden, Inc.</i>	DOROTHY GULDEN, <i>Dorothy Engels Gulden, Inc.</i>	302	1,874
100 Sunrise Ave., 3130	\$2,000,000	16-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	1,780
150 N Ocean Blvd., 2010	\$1,675,000	30-Jan	JAMES MCCANN, <i>Premier Estate Properties</i>	RONNIE HASOZBEK-GARCIA, <i>Waterfront Properties</i>	90	3,041
130 Sunrise Ave., 503	\$1,450,000	8-Jan	PAULETTE KOCH, <i>The Corcoran Group</i>	CAROLE RUHLMAN, <i>Sotheby's International Realty</i>	131	1,673
44 Coconut Row., 520B	\$1,450,000	12-Jan	CRISSY POORMAN, <i>Sotheby's International Realty</i>	SUZANNE STOLL, <i>Illustrated Properties</i>	183	1,938
455 Australian Ave., 3G	\$1,166,250	22-Jan	PAULA WITTMANN, <i>The Fite Group</i>	CRISTINA CONDON, <i>Sotheby's International Realty</i>	105	1,554
2784 S. Ocean Blvd., 401N	\$1,020,000	18-Jan	SCOTT GORDON, <i>Scott Gordon Realty Associates</i>	SCOTT GORDON, <i>Scott Gordon Realty Associates</i>	310	1,863

CONDOS/CO-OPS/TOWNHOUSES – NEW TO THE MARKET – JANUARY 2017

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
120 Sunset Ave., 4C	\$7,800,000	17-Jan	LAWRENCE MOENS, <i>Lawrence A. Moens Associates</i>	18-215	1982	3,200
3550 S. Ocean Blvd., PH-A	\$7,200,000	22-Jan	GAYLE CLARK, <i>Douglas Elliman</i>	18-190	SPEC HOME	3,409
150 Bradley Place, 115	\$6,700,000	10-Jan	SHIRLEY WYNER, <i>The Fite Group</i>	RX-10396961	1980	6,229
200 Bradley Place, 204	\$5,790,000	25-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10400882	1985	2,948
3440 S. Ocean Blvd., 603S	\$4,900,000	4-Jan	BENJAMIN STEIN, <i>Brown Harris Stevens</i>	RX-10394555	1980	3,820
3000 S. Ocean Blvd., 406	\$4,550,000	16-Jan	NICOLA HIGGINS, <i>Douglas Elliman</i>	F10103382	2006	3,717
3000 S. Ocean Blvd., 308S	\$4,390,000	18-Jan	LINDA OLSSON, <i>Linda R. Olsson Inc.</i>	RX-10397793	2006	3,219
100 Sunrise Ave., 223	\$3,995,000	17-Jan	DANA KOCH, <i>The Corcoran Group</i>	RX-10397713	1977	2,900
100 Worth Ave., 713/PH13	\$3,850,000	2-Jan	PAULETTE KOCH, <i>The Corcoran Group</i>	18-22	1970	3,372
300 Atlantic Ave.	\$3,495,000	10-Jan	CAROLE RUHLMAN, <i>Sotheby's International Realty</i>	18-93	1992	3,339
249 Seminole Ave., 0	\$3,295,000	31-Jan	DANA KOCH, <i>The Corcoran Group</i>	RX-10401361	1995	3,260
100 Worth Ave., 709	\$3,175,000	18-Jan	LAWRENCE MOENS, <i>Lawrence A. Moens Associates</i>	18-219	1970	2,128
315 S. Lake Drive, 2B	\$2,890,000	4-Jan	ASHLEY COPELAND, <i>Brown Harris Stevens</i>	RX-10393638	1960	2,347
2770 S. Ocean Blvd., 503S	\$2,750,000	16-Jan	PAULETTE KOCH, <i>The Corcoran Group</i>	RX-10397396	1990	4,370
2500 S. Ocean Blvd., 1B4	\$2,700,000	7-Jan	SCOTT GORDON, <i>Scott Gordon Realty Associates</i>	RX-10394350	1977	2,590
330 S. Ocean Blvd., 5B	\$2,700,000	22-Jan	BETSEY HALL, <i>Hall Real Estate</i>	RX-10399358	1977	1,928
2580 S. Ocean Blvd., 1A6	\$2,695,000	29-Jan	SCOTT GORDON, <i>Scott Gordon Realty Associates</i>	RX-10400841	1979	2,423
2000 S. Ocean Blvd., 106S	\$2,695,000	16-Jan	FERN FODIMAN, <i>Sotheby's International Realty</i>	RX-10401742	1981	3,280
150 Bradley Place, 604	\$2,345,000	10-Jan	BEBE PESENTI, <i>Douglas Elliman</i>	18-149	1926	1,502
2500 S. Ocean Blvd., 2A5	\$2,200,000	25-Jan	DENISE SEGRAVES, <i>Sotheby's International Realty</i>	18-235	1977	2,590
100 Sunrise Ave., 213	\$2,195,000	12-Jan	LINDA GARY, <i>Linda A. Gary Real Estate</i>	RX-1039592	1977	1,780
3440 S. Ocean Blvd., 603S	\$1,995,000	7-Jan	SCOTT GORDON, <i>Scott Gordon Realty Associates</i>	RX-10394581	1980	2,131
3100 S. Ocean Blvd., 505S	\$1,995,000	15-Jan	SCOTT GORDON, <i>Scott Gordon Realty Associates</i>	RX-10396880	1985	2,913
340 Brazilian Ave., 2030	\$1,995,000	16-Jan	CRIS CONDON, <i>Sotheby's International Realty</i>	RX-10401514	1982	1,955
2155 Ibis Isle Road., E-TE	\$1,995,000	30-Jan	DENISE SEGRAVES, <i>Sotheby's International Realty</i>	RX-10401367	1970	2,692
100 Worth Ave., 611	\$1,860,000	1-Jan	HEIDI COLE, <i>Waterfront Properties</i>	RX-10394734	1970	1,590
3100 S. Ocean Blvd., 603S	\$1,750,000	19-Jan	FERN FODIMAN, <i>Sotheby's International Realty</i>	RX-10398209	1985	3,238
3100 S. Ocean Blvd., 406N	\$1,695,000	2-Jan	JOAN WENZEL, <i>Douglas Elliman</i>	18-124	1985	4,450
130 Sunrise Ave., 509	\$1,690,000	9-Jan	DANA KOCH, <i>The Corcoran Group</i>	RX-10394781	1977	1,673
389 S Lake Drive, 5D	\$1,650,000	31-Jan	CRIS CONDON, <i>Sotheby's International Realty</i>	RX-10401505	1967	1,176
44 Coconut Row, 519B	\$1,550,000	1-Jan	VERA SWIFT, <i>Linda A. Gary Real Estate</i>	RX-10399783	1956	1,526
3100 S. Ocean Blvd., N105	\$1,395,000	8-Jan	ROBERT GOODNOUGH, <i>Linda A. Gary Real Estate</i>	RX-10394363	1985	2,913
3100 S. Ocean Blvd., 106N	\$1,395,000	5-Jan	JOHN GREENE, <i>Douglas Elliman</i>	RX-10394494	1985	2,244
3140 S. Ocean Blvd., 403S	\$1,395,000	15-Jan	SCOTT GORDON, <i>Scott Gordon Realty Associates</i>	RX-10396575	1982	2,695
2500 S. Ocean Blvd., 2D4	\$1,395,000	10-Jan	THOR BROWN, <i>The Fite Group</i>	RX-10397269	1977	2,590
2500 S. Ocean Blvd., Unit 2D2	\$1,395,000	30-Jan	DANA KOCH, <i>The Corcoran Group</i>	RX-10401878	1977	2,590
225 Everglade Ave., 60	\$1,329,000	10-Jan	SUSAN STRAUSS, <i>Premier Brokers International</i>	18-112	1985	1,100
2660 S. Ocean Blvd., 302N	\$1,249,000	7-Jan	SCOTT GORDON, <i>Scott Gordon Realty Associates</i>	RX-10394966	1979	1,900
2100 S. Ocean Blvd., 307S	\$1,225,000	14-Jan	CRISTINA CONDON, <i>Sotheby's International Realty</i>	18-53	1980	2,448
3440 S. Ocean Blvd., 102N	\$1,100,000	26-Jan	CRISTA RYAN, <i>Tina Fanjul Associates</i>	RX-10401022	1980	2,131
2100 S. Ocean Blvd., 406N	\$1,099,000	3-Jan	CHARLES LYNN, <i>Lang Realty</i>	RX-10396432	1980	2,494
3475 S. Ocean Blvd., PH7	\$1,095,000	19-Jan	JENNIFER KILPATRICK, <i>The Corcoran Group</i>	RX-10398534	1966	3,200

LAND USE/CONSTRUCTION HIGHLIGHT

Rogers General Pulls 3 Permits Totaling \$5M For Restoration Project

ARCOM Reviews Plans For Five Residence Demolitions

The largest permit issued in January was also the third largest issued in the last 12 months. Rogers General Contracting pulled the Residential New Construction permit with a valuation of \$4.5 million, along with two additional permits for \$125 thousand and \$370 thousand, for their restoration project at 8 S. Lake Trail with Smith & Moore Architects designing. Coastal Construction and The Weitz Company remain the top two contractors for the most large scale \$100K-plus projects for the last 12 months.

Of the nine Major Project Reviews at January's ARCOM Meeting, five were for homes slated for Demolition including three with new two-story home construction plans at 160 Seabreeze Avenue with SKA Architect + Planner designing, 232 Seabreeze Avenue with Jeremy K. Walter Architects designing, and 201 Sanford Avenue with MP Design & Architecture designing. SKA Architect + Planner and MP Design & Architecture remain the top two architects for the most appearances during the last 12 months before the ARCOM and Landmarks Commissions with 21 and 17 appearances, consecutively.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED – LAST MONTH

ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
8 S. Lake Trail	\$4,500,000	Jan-18	Rogers General Contracting	Smith & Moore Architects	Residential New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED – LAST 12 MONTHS*

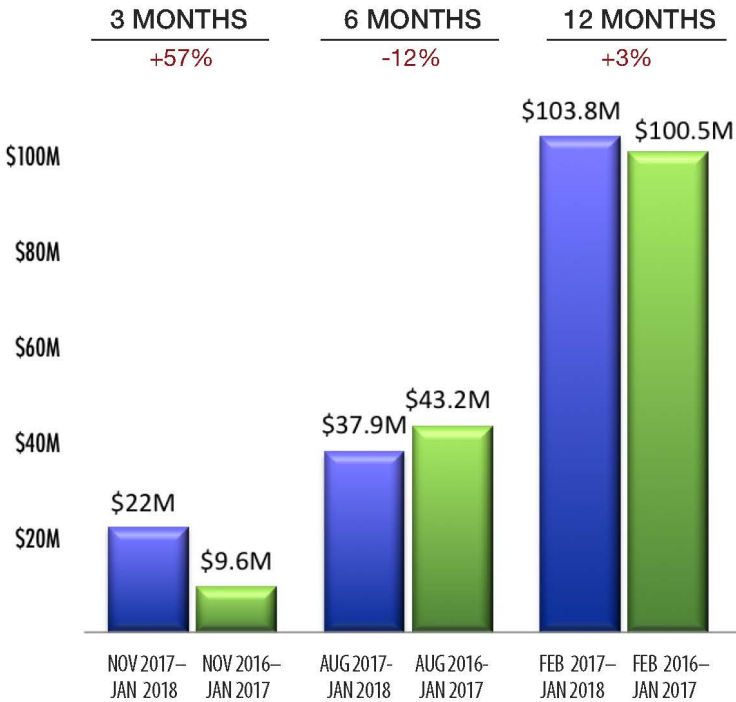
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
1300 S. Ocean Blvd.	\$6,395,000	Apr-17	Woolems Inc.	Allan Shope Architect	Residential Alteration
8 S. Lake Trail	\$4,500,000	Jan-18	Rogers General Contracting	Smith & Moore Architects	Residential New Construction
0 Four Arts Plaza	\$4,000,000	Jun-17	Conkling & Lewis Construction	Kirchhoff & Associates	Commercial New Construction
100 Sunrise Ave.	\$3,967,755	May-17	Structural Preservation System	UNKNOWN	Commercial Alteration
520 Island Drive	\$2,500,000	Feb-17	Rogers General Contracting	Dailey Janssen Architects	Residential New Construction
221 Royal Poinciana Way	\$2,217,000	Nov-17	Coastal Construction Company	GliddenSpina + Partners	Commercial Alteration
1 S. County Road	\$1,878,750	May-17	The Weitz Company	Peacock + Lewis	Commercial Alteration
201 Oxwan Terrace	\$1,864,635	Dec-17	Sabatello Construction of Florida	Smith & Moore Architects	Residential New Construction
340 Royal Poinciana Way	\$1,800,000	Jun-17	Dickinson Cameron Construction	GliddenSpina + Partners	Commercial Alteration
212 Coral Lane	\$1,606,375	Apr-17	PDC Development Corp.	Bridges Marsh & Associates	Residential New Construction

*PERMITS: RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, COMMERCIAL ALTERATION

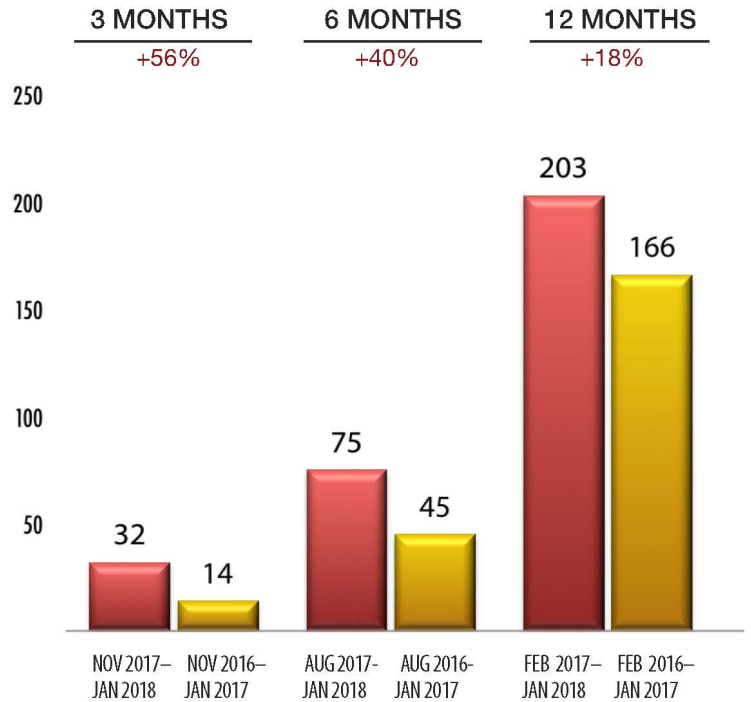
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100K THOUSAND-PLUS BUILDING PERMITS

**VALUE OF PROJECTS
CURRENT YEAR VS PRIOR YEAR**

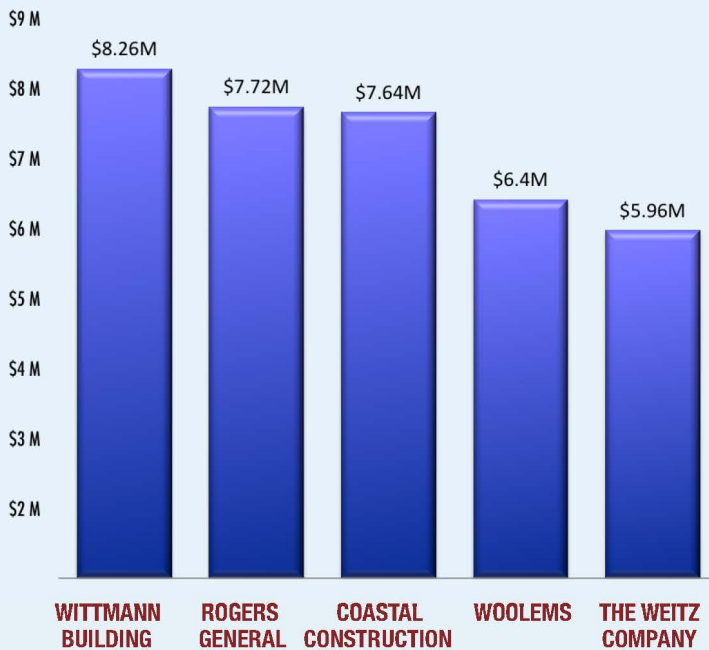


**NUMBER OF PROJECTS
CURRENT YEAR VS PRIOR YEAR**



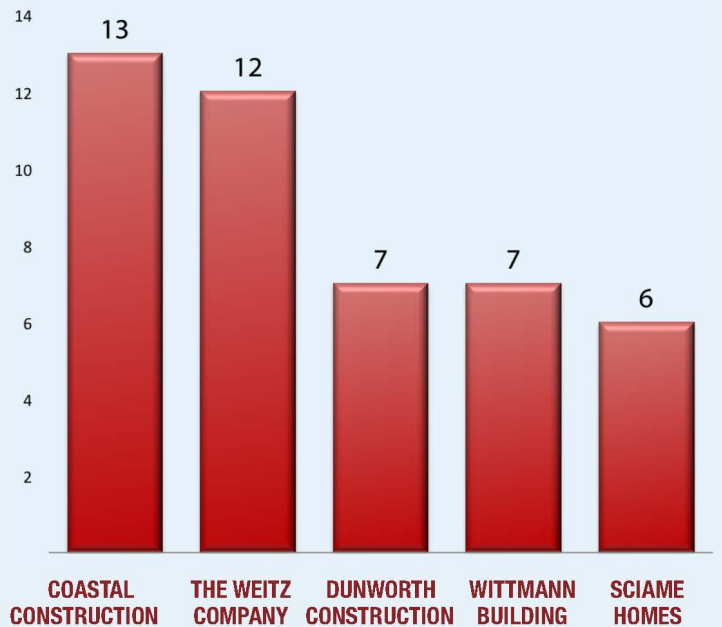
**TOP 5 CONTRACTORS
BY VALUE OF PERMITS***

(CURRENT YEAR: FEB 2017 — JAN 2018)



**TOP 5 CONTRACTORS
BY NUMBER OF PERMITS***

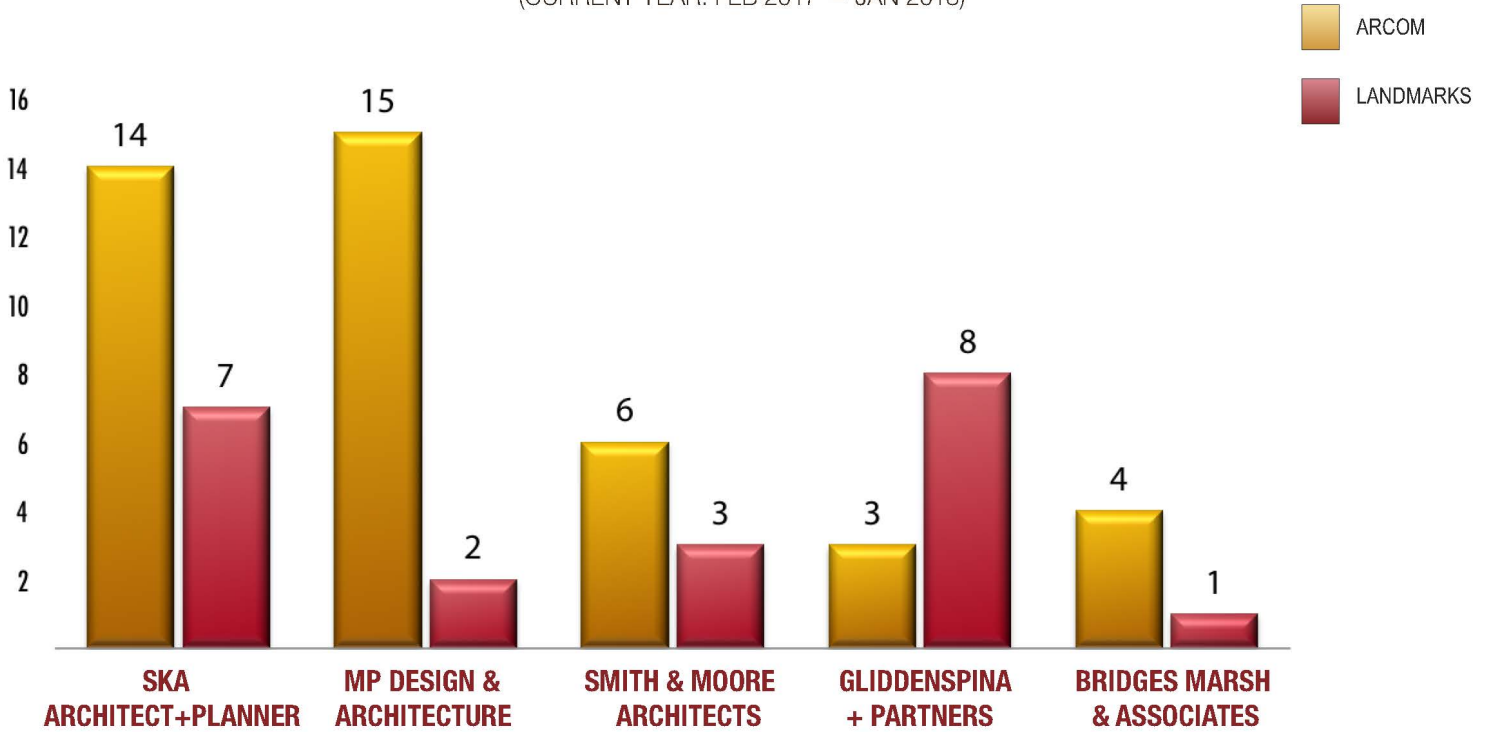
(CURRENT YEAR: FEB 2017 — JAN 2018)



*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

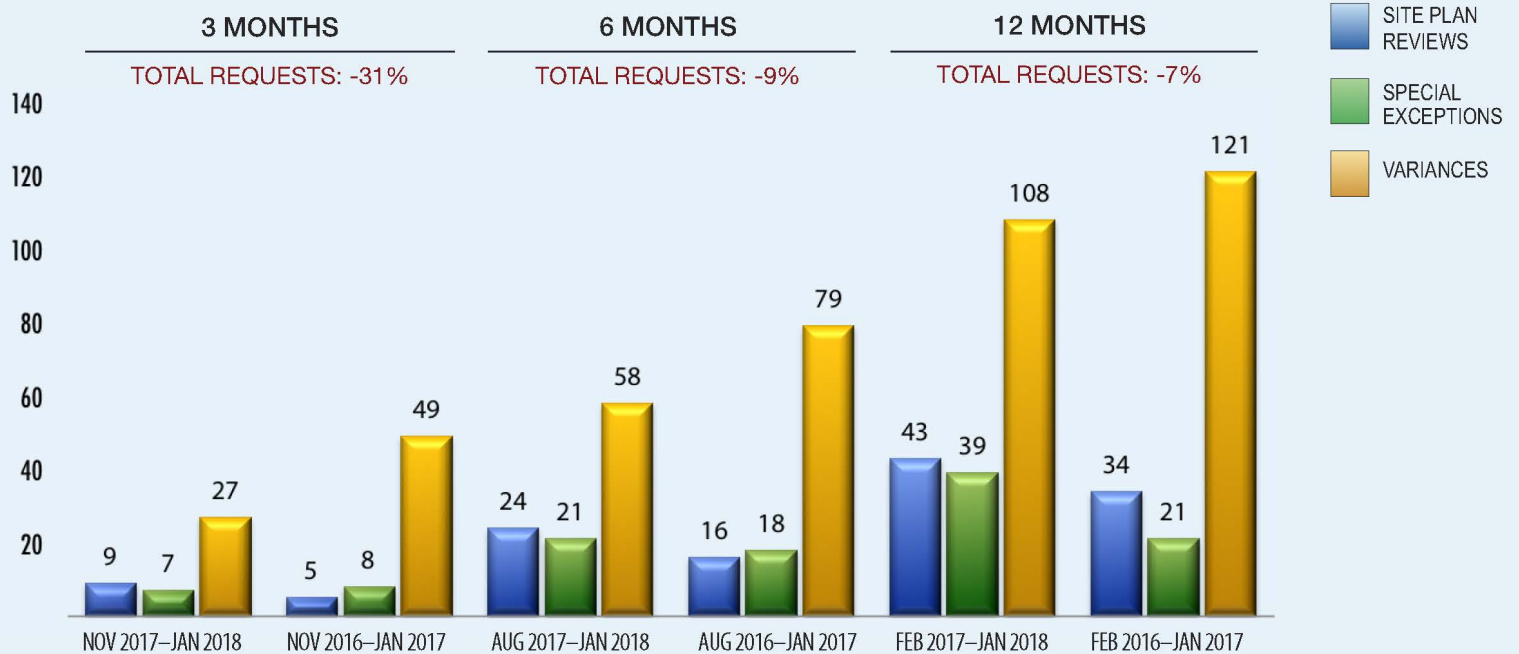
BUILDING & DEVELOPMENT APPLICATIONS

TOP 5 ARCHITECTS
FOR APPEARANCES BEFORE ARCOM & LANDMARKS*
(CURRENT YEAR: FEB 2017 – JAN 2018)



TOWN COUNCIL DEVELOPMENT REVIEWS

(CURRENT YEAR VS PRIOR YEAR)



*FOR INITIAL PROJECT APPEARANCES ONLY, NOT INCLUDING LANDSCAPE AND HARDSCAPE

RABIDEAU LAW

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Beach Access: www.rabideau-law.com/beach-access/

Rabideau Law Million Dollar Mortgage Brief - Palm Beach County: www.rabideau-law.com/million-dollar-mortgage-brief/

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