

RABIDEAU LAW BRIEF

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

FEBRUARY 2019



Advertisement

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

\$33M Mansion Leads Influx Of New 2019 \$1M-Plus Listings

Newly-Built Estate Section Home Brings \$6.7M

The new year's real estate market was launched with an influx of high-end homes entering the market. There were 91 new single family homes in the \$1 million-plus category listed in the last three months as compared to 102 during the same period of the prior year, and 35 were listed in January. Lamar Fisher of Fisher Auction Company, Inc. presented the month's priciest estate. The palatial oceanfront mansion at 101 Casa Bendita has an asking price of \$32.5 million, the fourth highest listing of the last three months. The average new listing price for the last three months has increased by 5% as compared to the same period of the prior year, and the 12-month listing average has increased by 17%.

On the sales side, Christine Gibbons of Sotheby's International Realty represented the buyer of the newly built home at 125 Gulfstream Road in the Estate Section, which sold for \$6.7 million. The private transaction was the highest single family home sale of January.

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SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALE — LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
125 Gulfstream Road	\$6,742,000	14-Jan	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	PRIVATE SALE	2,100

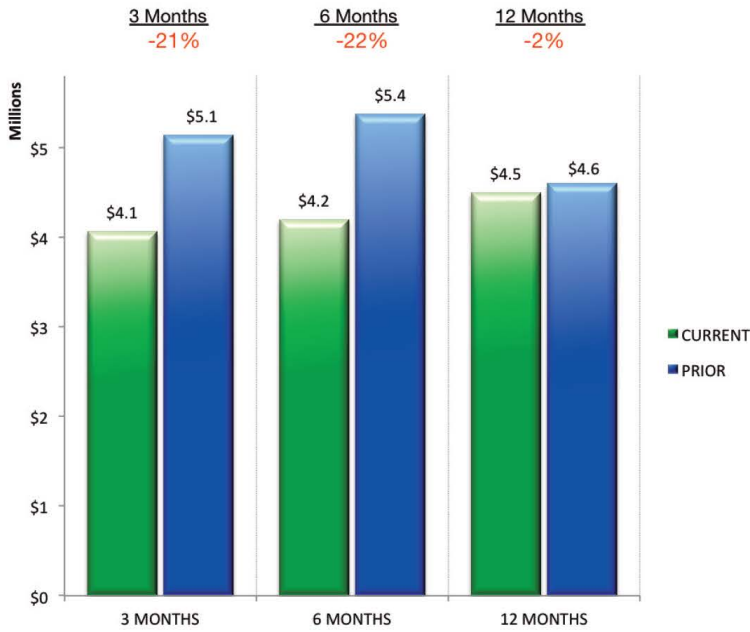
TOP 10 SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1485 S. Ocean Blvd.	\$41,257,000	Jun-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	983	15,398
1473 N. Ocean Blvd.	\$39,376,200	Mar-18	CRIS CONDON / TODD PETER <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	68	11,027
1800 S. Ocean Blvd.	\$37,375,675	Apr-18	JIM MCCANN <i>The Corcoran Group</i>	LIZA PULITZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	201	20,875
1340 S. Ocean Blvd.	\$32,495,925	Jul-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	PRIVATE SALE	14,434
219 Indian Road	\$28,633,213	Oct-18	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	PRIVATE SALE	9,071
1480 N. Lake Way	\$26,650,000	Sep-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	13,241
1616 S. Ocean Blvd.	\$22,430,000	May-18	GREGORY WEADOCK / CAROLE HOGAN <i>Brown Harris Stevens</i>	ASHLEY MCINTOSH <i>Douglas Elliman</i>	27	15,171
1460 N. Lake Way	\$21,355,000	Apr-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	594	9,864
822 South County Road	\$21,160,000	Nov-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LIZA PULITZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	33	11,006
488 Island Drive	\$21,000,000	Aug-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	198	7,671

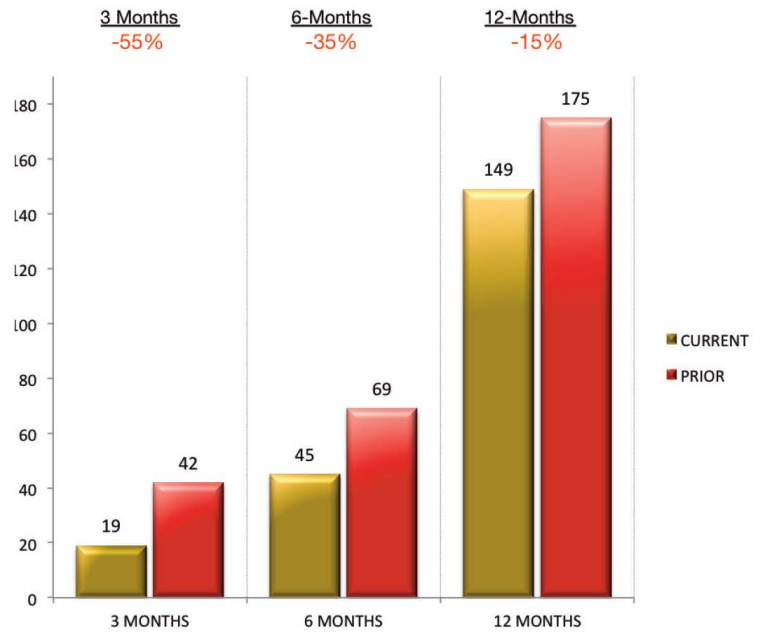
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



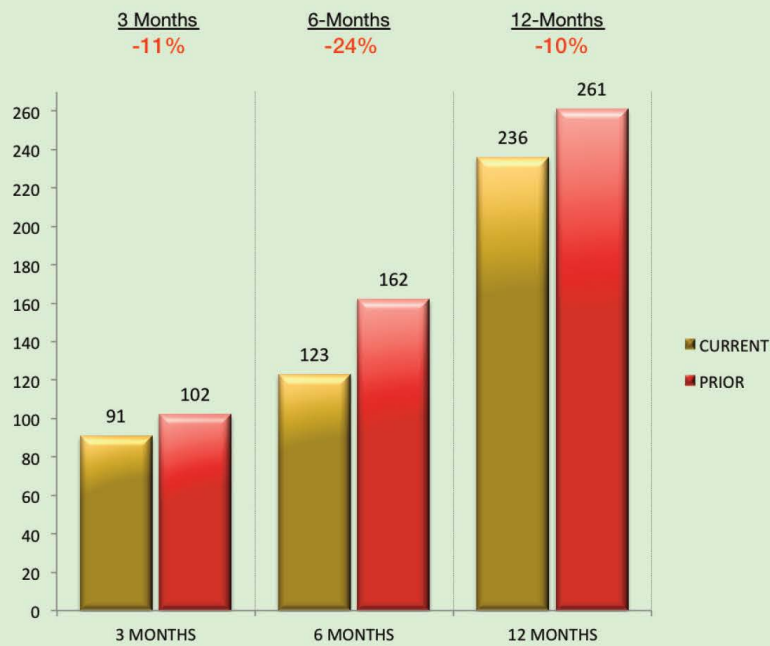
TOTAL HOMES SOLD*
CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
CURRENT YEAR VS PRIOR YEAR



TOTAL HOMES LISTED*
CURRENT YEAR VS PRIOR YEAR



*SINGLE FAMILY HOMES AND RESIDENTIAL ESTATES \$1 MILLION AND ABOVE

SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES – JANUARY 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
125 Gulfstream Road	\$6,742,000	14-Jan	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	PRIVATE SALE	2,100
421 Peruvian Ave.	\$6,260,000	17-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	2,873
272 Tradewind Drive	\$4,067,000	15-Jan	GARY POHRER <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	67	3,198
1436 N. Ocean Way	\$3,855,000	4-Jan	MATTHIAS FRETZ <i>Douglas Elliman</i>	RONNIE HASOZBEK-GARCIA <i>Waterfront Properties & Club Communities</i>	108	1,859
400 Seabreeze Ave.	\$1,479,000	4-Jan	KELLY ROSSOW <i>Allison James Estates & Homes</i>	EVGENY OBRAZTSOV <i>La Rosa Realty</i>	165	1,576
149 Root Trail	\$1,500,000	16-Jan	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	ELIZABETH DEWOODY <i>The Corcoran Group</i>	69	936
1464 N. Ocean Blvd.	\$2,000,000	9-Jan	MATTHIAS FRETZ <i>Douglas Elliman</i>	RONNIE HASOZBEK-GARCIA <i>Waterfront Properties & Club Communities</i>	83	LOT

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.
101 Casa Bendita	\$32,550,000	19-Jan	LAMAR FISHER , <i>Fisher Auction Co., Inc.</i>	F10160475	1995	5,403
305 Indian Road	\$17,000,000	8-Jan	CRISTA RYAN , <i>Riverside Realty of Florida</i>	RX-10494184	2008	4,763
439 Worth Ave.	\$14,950,000	4-Jan	SUZANNE FRISBIE , <i>Premier Estate Properties</i>	RX-10493035	1953	3,281
118 Seaview Avenue	\$10,950,000	14-Jan	SUZANNE FRISBIE , <i>Premier Estate Properties</i>	RX-10495640	2000	5,757
227 Via Tortuga	\$8,975,000	11-Jan	HEIDI WICKY , <i>Sotheby's International Properties</i>	RX-10494556	1928	6,143
9 Golfview Road	\$8,495,000	26-Jan	CARA MCCLURE / LISA WILKINSON , <i>Douglas Elliman</i>	RX-10500174	1959	5,886
100 Regents Park Road	\$7,995,000	11-Jan	MARY NEWTON , <i>Douglas Elliman</i>	RX-10494271	1925	4,973
130 Brazilian Ave.	\$7,995,000	15-Jan	CHRISTIAN ANGLE , <i>Christian Angle Real Estate</i>	RX-10496444	2013	5,356
202 Plantation Road	\$7,950,000	15-Jan	SUSANNE AINSLIE , <i>Sotheby's International Realty</i>	RX-10495596	1926	6,591
209 Phipps Plaza	\$7,900,000	20-Jan	LINDA OLSSON , <i>Linda R. Olsson, Inc.</i>	RX-10497558	1983	5,504
4 Via Los Incas	\$7,300,000	14-Jan	DANA KOCH , <i>The Corcoran Group</i>	RX-10496549	1949	2,973
208 El Pueblo Way	\$7,100,000	23-Jan	BEVERLY BROBERG , <i>Brown Harris Stevens</i>	RX-10498281	2019	4,370
202 Onondaga Ave.	\$6,750,000	25-Jan	RONNIE GARCIA / JENNIFER GARCIA , <i>Waterfront Properties</i>	RX-10499960	2016	3,632
1475 N. Lake Way	\$6,595,000	10-Jan	MACY JONES / AUSTIN MCGURK , <i>Brown Harris Stevens</i>	RX-10495191	1959	4,326
225 Tangier Avenue	\$6,250,000	11-Jan	CRIS CONDON / SUZANNE AINSLIE , <i>Sotheby's Int'l Realty</i>	RX-10494431	2002	4,231
232 Sandpiper Drive	\$5,800,000	9-Jan	LINDA GARY , <i>Linda A. Gary Real Estate</i>	RX-10493810	1950	3,378
505 S. County Road	\$5,750,000	14-Jan	DANA KOCH , <i>The Corcoran Group</i>	RX-10495782	1959	4,603
280 List Road	\$5,600,000	14-Jan	DANA KOCH , <i>The Corcoran Group</i>	RX-10495420	2004	3,114
579 E. Woods Road	\$4,995,000	22-Jan	DANA KOCH , <i>The Corcoran Group</i>	RX-10498539	2009	3,638
235 Atlantic Ave.	\$4,895,000	16-Jan	THOMKA GAZDIK , <i>Sotheby's International Realty</i>	RX-10496006	2016	3,800
444 Chilean Ave.	\$4,495,000	3-Jan	WILLIAM YAHN , <i>The Corcoran Group</i>	RX-10493122	1960	3,006
240 W. Indies Drive	\$4,100,000	30-Jan	WILLIAM YAHN , <i>The Corcoran Group</i>	RX-10500161	1962	3,641
224 Via Marila	\$3,975,000	7-Jan	PATRICIA MAHANEY , <i>Brown Harris Stevens</i>	RX-10397315	1922	2,648
215 Seminole Ave.	\$3,750,000	26-Jan	JOSEPH SCHEERER , <i>Douglas Elliman</i>	RX-10499360	1988	2,889
257 Atlantic Ave.	\$3,695,000	24-Jan	CHRISTIAN ANGLE , <i>Christian Angle Real Estate</i>	RX-10499211	1984	3,275
270 Colonial Lane	\$3,595,000	28-Jan	HEATHER WOOLEMS , <i>Sotheby's International Realty</i>	RX-10499496	1925	2,964
212 Australian Ave.	\$3,495,000	4-Jan	WILLIAM YAHN , <i>The Corcoran Group</i>	RX-10491496	1952	LOT
120 Algoma Road	\$3,395,000	4-Jan	LINDA OLSSON , <i>Linda R. Olsson, Inc.</i>	RX-10492343	1931	3,338
236 Pendleton Ave.	\$3,250,000	25-Jan	CARA MCCLURE / LISA WILKINSON , <i>Douglas Elliman</i>	RX-10499559	1958	2,142
200 Merrain Road	\$3,195,000	3-Jan	CHRISTIAN ANGLE , <i>Christian Angle Real Estate</i>	RX-10492302	1948	2,642
260 Plantation Road	\$2,999,500	22-Jan	LINDA OLSSON , <i>Linda R. Olsson, Inc.</i>	RX-10498259	1970	2,176
125 Chilean Ave.	\$2,995,000	24-Jan	GARY LITTLE / LYNN WARREN , <i>Sotheby's Intnl Realty</i>	RX-10498624	1968	2,897
2285 Ibis Isle Road E	\$2,995,000	3-Jan	DOUGAS RILL , <i>Century 21</i>	RX-10492318	1964	2,618
209 List Road	\$2,975,000	28-Jan	CHRISTINE GIBBONS , <i>Sotheby's International Realty</i>	RX-10499481	2012	1,260
233 Oleander Ave.	\$1,985,000	19-Jan	MOORYS AZCARATE , <i>New Adventures Inc.</i>	RX-10497303	1970	1,580

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

Linda A. Gary Real Estate Asks Nearly \$10M For Two North Breakers Condo

Number Of Condos Sold Increased 24% For Last 3 Months, Including A \$5.4M January Sale

At the top of January's Condo/Co-op/Townhouse real estate offerings, Linda Gary of Linda A. Gary Real Estate priced an apartment at 2 N. Breakers Row at \$9.75 million. The unit, N-41, features 9-foot ceilings and direct ocean views. Additionally, there were another three listings over \$4 million; Ann Summers and Lucy Bauer of Brown Harris Stevens priced the townhouse at 419 Brazilian Avenue at \$5.1 million, John Huempfer of Riverside Realty of Florida's priced Unit 712 at 150 Bradley Place at \$4.75 million, and Rachel Lorentzen of Brown Harris Stevens priced Unit B at 400 S. Ocean Boulevard at \$4.3 million. There were 32 new-to-the-market condos altogether in January and 80 in the last three months as compared to 93 during the same period of the prior year.

Condo/Co-op/Townhouse sales in the \$1 million-plus category have also been robust for the past three months with a 24% increase in the number of units sold as compared to the same period of last year. In January, Todd Peter of Sotheby's International Realty listed the top selling residence at 444 Brazilian which also made the Top 10 of the year. Mary Newton of Douglas Elliman represented the buyer. The elegant townhome near Worth Avenue brought \$5.35 million.

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CONDOMINIUMS

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

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
444 Brazilian Ave.	\$5,350,000	29-Jan	TODD PETER <i>Sotheby's International Realty</i>	MARY NEWTON <i>Douglas Elliman</i>	202	4,111

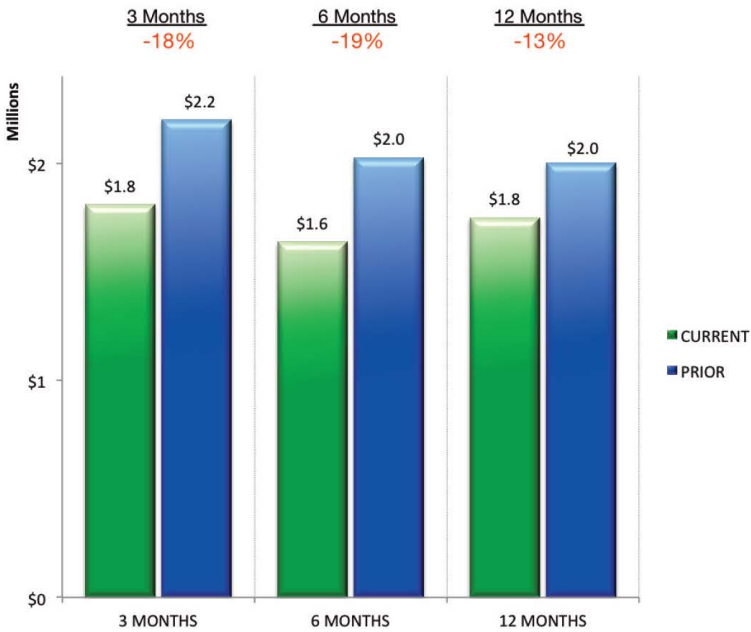
TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, S24	\$11,500,000	Apr-18	CRISTINA CONDON <i>Sotheby's International Realty</i>	CRISTINA CONDON <i>Sotheby's International Realty</i>	PRIVATE SALE	3,322
425 Worth Ave., PH-C	\$7,907,550	Mar-18	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	276	3,577
100 Worth Ave., 614/616	\$7,000,000	Mar-18	CHRISTINE FRANKS <i>Wilshire International Realty</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>	103	3,993
3000 S. Ocean Blvd., PH-7	\$6,700,000	Apr-18	JOHN CAMPBELL / COLLEEN HANSON <i>The Corcoran Group</i>	WHITNEY MCGURK <i>Brown Harris Stevens</i>	257	5,067
120 Sunset Ave., 4-C	\$6,400,000	May-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	258	3,084
300 S. Ocean Blvd., PH-D	\$6,400,000	Nov-18	UNKNOWN	UNKNOWN	PRIVATE SALE	3,894
100 Sunrise Ave., 311	\$5,850,000	May-18	FERN FODIMAN <i>Sotheby's International Realty</i>	SIMON ISAACS <i>Property Matters</i>	36	2,025
150 Bradley Place, 115	\$5,400,000	May-18	SHIRLEY WYNER <i>The Fite Group</i>	MADISON COLLUM <i>Sotheby's International Realty</i>	120	6,229
444 Brazilian Ave.	\$5,350,000	Jan-19	TODD PETER <i>Sotheby's International Realty</i>	MARY NEWTON <i>Douglas Elliman</i>	202	4,111
3000 S. Ocean Blvd., 503/504	\$5,000,000	Sep-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	538	7,140

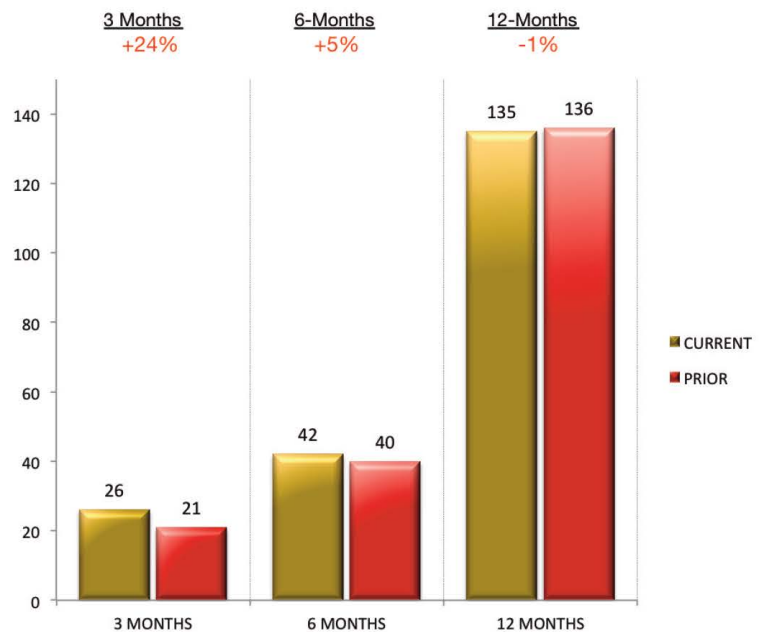
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



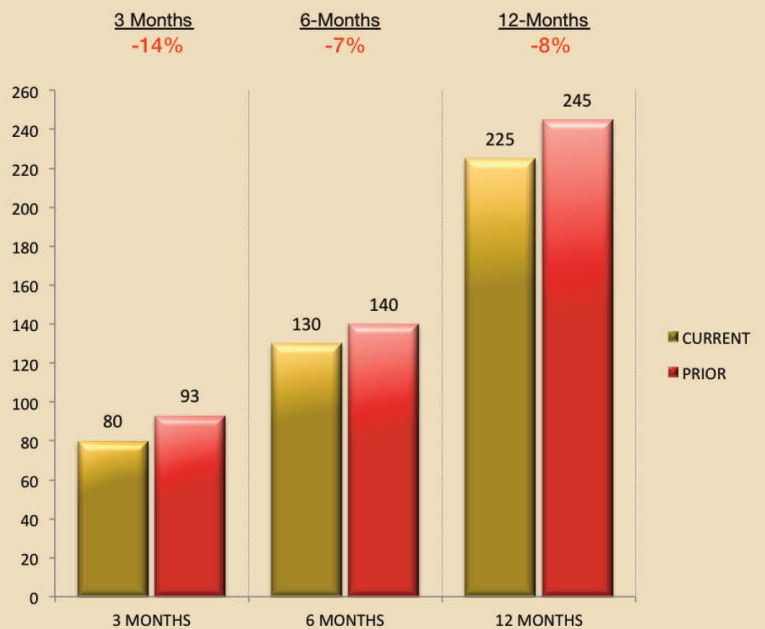
TOTAL CONDOS SOLD*
CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
CURRENT YEAR VS PRIOR YEAR



TOTAL CONDOS LISTED*
CURRENT YEAR VS PRIOR YEAR



*FOR CONDOMINIUMS, COOPERATIVES AND TOWNHOUSES \$1 MILLION AND ABOVE

CONDO/CO-OP/TOWNHOUSE SALES — JANUARY 2018

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
444 Brazilian Ave.	\$5,350,000	29-Jan	TODD PETER <i>Sotheby's International Realty</i>	MARY NEWTON <i>Douglas Elliman</i>	202	4,111
150 Bradley Place, 510	\$3,200,000	28-Jan	BERNICE PESENTI <i>Douglas Elliman</i>	UNKNOWN	98	2,368
4 Coconut Row, 510B & C	\$2,750,000	14-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	2,155
100 Sunrise Ave., 414	\$1,869,000	11-Jan	FERN FODIMAN <i>Sotheby's International Realty</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	77	1,906
340 Brazilian Ave., 1030	\$1,750,000	14-Jan	DEBRA TOMARIN <i>Donohue Real Estate Palm Beach</i>	GUY CLARK <i>The Corcoran Group</i>	63	1,955
2000 S. Ocean Blvd., 104S & C11W	\$1,362,500	4-Jan	KAREN DONNELLY <i>William Raveis Palm Beach</i>	DANA KOCH <i>The Corcoran Group</i>	981	3,280
2500 S. Ocean Blvd., 3B1	\$1,324,863	17-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	2,590

CONDOS/CO-OPS/TOWNHOUSES — NEW TO THE MARKET — JANUARY 2018

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
2 N. Breakers Row, N-41	\$9,750,000	4-Jan	LINDA GARY , <i>Linda A. Gary Real Estate</i>	RX-10492412	1986	3,394
419 Brazilian Ave.	\$5,100,000	29-Jan	ANN SUMMERS / LUCY BAUER , <i>Brown Harris Stevens</i>	RX-10499807	1989	4,699
150 Bradley Place, 712	\$4,750,000	15-Jan	JOHN HUEMPFNER , <i>Riverside Realty Florida</i>	RX-10495879	1926	1,815
400 S Ocean Blvd., B	\$4,300,000	22-Jan	RACHEL LORENTZEN , <i>Brown Harris Stevens</i>	RX-10497797	1965	2,732
100 Worth Ave., 321	\$3,695,000	14-Jan	DANA KOCH , <i>The Corcoran Group</i>	RX-10495406	1970	3,127
2100 S. Ocean Blvd., 508N	\$3,495,000	14-Jan	FERN FODIMAN , <i>Sotheby's International Realty</i>	RX-10495387	1980	3,191
200 Bradley Place, 306	\$3,250,000	29-Jan	GARY LITTLE , <i>Sotheby's International Realty</i>	RX-10499854	1985	2,648
2600 S. Ocean Blvd., 101S	\$2,650,000	11-Jan	HELENE SIDEL , <i>The Corcoran Group</i>	RX-10494594	1977	1,976
130 Sunrise Ave., 207	\$2,395,000	28-Jan	FERN FODIMAN , <i>Sotheby's International Realty</i>	RX-10499592	1977	1,983
2660 S. Ocean Blvd., 601N	\$2,395,000	2-Jan	DANA KOCH , <i>The Corcoran Group</i>	RX-10491753	1979	2,137
389 S. Lake Drive, 2-B	\$2,395,000	14-Jan	SUZANNE FRISBIE , <i>Premier Estate Properties</i>	RX-10495853	1967	1,936
100 Worth Ave., 611	\$2,200,000	11-Jan	TONI HOLLIS / GLORIA MORE , <i>Waterfront Properties</i>	RX-10495797	1970	1,590
100 Sunrise Ave., 304	\$2,195,000	24-Jan	FERN FODIMAN , <i>Waterfront Properties & Club Com.</i>	RX-10498590	1977	1,547
2580 S. Ocean Blvd., 1A6	\$2,195,000	3-Jan	FERN FODIMAN , <i>Waterfront Properties & Club Com.</i>	RX-10493150	1979	2,725
401 Worth Ave., 201	\$2,125,000	11-Jan	TONI LEE , <i>The Corcoran Group</i>	RX-10494475	1982	3,310
3120 S Ocean Blvd., 1-203	\$2,000,000	21-Jan	SCOTT GORDON , <i>Scott Gordon Realty Associates</i>	RX-10497458	1984	2,904
100 Worth Ave., 406	\$1,950,000	18-Jan	BURT MINKOFF / CHRISTINE FRANKS <i>Douglas Elliman / Wilshire International Realty</i>	RX-10496977	1970	1,539
2660 S Ocean Blvd., 102W	\$1,950,000	27-Jan	BRADFORD MILLER , <i>Bradford P Miller Real Estate</i>	RX-10500685	1979	1,908
2660 S. Ocean Blvd., 702S	\$1,890,000	10-Jan	HELENE SIDEL , <i>The Corcoran Group</i>	RX-10494110	1979	1,900
455 Australian Ave., 4F	\$1,795,000	21-Jan	JAMES MCCANN , <i>Premier Estate Properties</i>	RX-10497749	1949	1,247
235 Sunrise Ave., MZ T	\$1,750,000	15-Jan	HERVE BARBERA , <i>BAR Invest Realty</i>	RX-10495873	1925	3,500
369 S. Lake Drive, 1F	\$1,665,000	1-Jan	MAUREEN WOODWARD , <i>Brown Harris Stevens</i>	RX-10493134	1961	1,620
3140 S. Ocean Blvd., 203S	\$1,595,000	10-Jan	JOAN MESSING / PAMELA GOTTFRIED , <i>Douglas Elliman</i>	RX-10494092	1982	3,310
2600 S. Ocean Blvd., 401S	\$1,400,000	14-Jan	JUDITH LYONS / KENNETH LYONS , <i>William Raveis PB</i>	RX-10495231	1977	1,976
389 S. Lake Drive, 1C	\$1,300,000	2-Jan	LIZA PULTZER / AUSTIN MCGURK , <i>Brown Harris Stevens</i>	RX-10492358	1967	1,286
3100 S Ocean Blvd., 104N	\$1,250,000	28-Jan	SCOTT GORDON , <i>Scott Gordon Realty Associates</i>	RX-10500329	1985	2,244
3440 S. Ocean Blvd., 203S	\$1,250,000	14-Jan	LINDA PANTANO , <i>Waterfront Properties & Club Com.</i>	RX-10495329	1980	2,131
389 S. Lake Drive, 2F	\$1,250,000	2-Jan	ASHLEY COPELAND , <i>Brown Harris Stevens</i>	RX-10493076	1967	1,258
389 S. Lake Drive, 2E	\$1,150,000	2-Jan	GRACE BROWN , <i>Brown Harris Stevens</i>	RX-10493356	1967	1,793
2275 S. Ocean Blvd., 103S	\$1,100,000	14-Jan	STEPHANIE LEFES , <i>Sotheby's International Realty</i>	RX-10495311	1974	1,614
3120 S. Ocean Blvd., 1-101	\$1,085,000	3-Jan	NATACHA LEFES , <i>Highlight Realty</i>	RX-10492587	1984	2,570
100 Worth Ave., 222	\$1,050,000	11-Jan	LISA MASTRONARDI , <i>Illustrated Properties</i>	RX-10494636	1970	1,580

LAND USE/CONSTRUCTION HIGHLIGHT

Four New Million Dollar-Plus Homes Slated For Palm Beach

Batton Construction Readies to Build \$1.4M Smith And Moore Designed Estate On Everglades Island

Four contractors have been issued permits for \$1 million-plus, single family homes in January. The largest building permit, with a valuation of \$1.44 million, went to Batten Construction for a new residence designed by Smith And Moore Architects, Inc. to be built on the vacant 20,000 square-foot lot at 624 Island Drive lot on Everglades Island. Three additional permits topped \$1 million including a \$1.4 million new residence permit for 230 North Ocean Boulevard issued to Delcrest Homes, Inc., a \$1.4 million new residence permit for 113 East Inlet Drive issued to Benitz Building, LLC, and a \$1.33 million new residence permit for 119 Reef Road issued to Alonzo & Associates, Inc. The total amount of \$100,000-plus building permits for the last three months increased by 26 percent as compared to the same period of the previous year, and the total valuation of those projects increased by 9% to \$23.8 million.

The total permit valuation in this category for the last 12 months increased by 50%, from \$103.6 million to \$155.5 million as compared to the previous year. The number of projects increased to 212 from 208.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH*

ADDRESS	VALUE	DATE	CONTRACTOR	ARCHITECT	TYPE
624 Island Drive	\$1,438,700	28-Jan	Batten Construction, Inc.	Smith And Moore Architects, Inc.	Residential New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED – LAST 12 MONTHS*

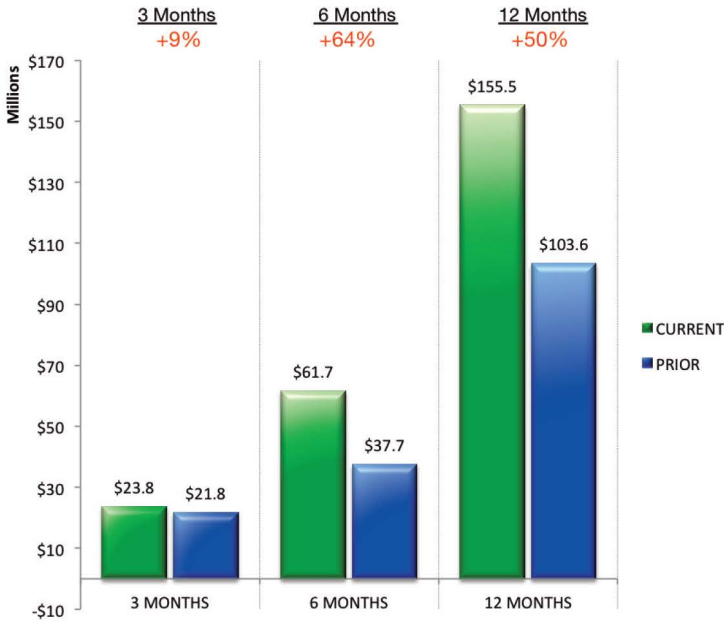
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
615 N. County Road	\$14,000,000	Jul-18	Davis General Contracting	Smith Architectural Group	Residential New Construction
515 N. County Road	\$9,124,750	Aug-18	Hedrick Brothers Construction	Bridges Marsh & Associates	Residential New Construction
101 El Brillo Way	\$6,348,358	May-18	Seaspray Group of South Florida	Portuondo Perotti Architects	Residential New Construction
340 Seaview Ave.	\$6,000,000	Jul-18	Hedrick Brothers Construction	AIA Architects + Planners	Commercial New Construction
1020 S. Ocean Blvd.	\$4,342,000	Mar-18	Rogers General Contracting	Rogers General Contracting	Residential New Construction
16 S. Lake Trail	\$4,100,000	Mar-18	Murray Logan Construction	Murray Logan Construction	Commercial Alteration
535 N. County Road	\$3,875,400	Aug-18	Mark Timothy, Inc.	Boyle Architecture	Residential New Construction
2800 S. Ocean Blvd.	\$3,731,632	Jul-18	First Finish, Inc.	Leo A Daly	Commercial Alteration
149 E. Inlet Drive	\$2,885,900	Nov-18	Seabreeze Building	Dailey Janssen Architects	Residential New Construction
1585 N. Lake Way	\$2,540,000	Dec-18	Sabatello Construction of Florida	Dailey Janssen Architects	Residential New Construction

*PERMITS INCLUDE RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION AND COMMERCIAL ALTERATION

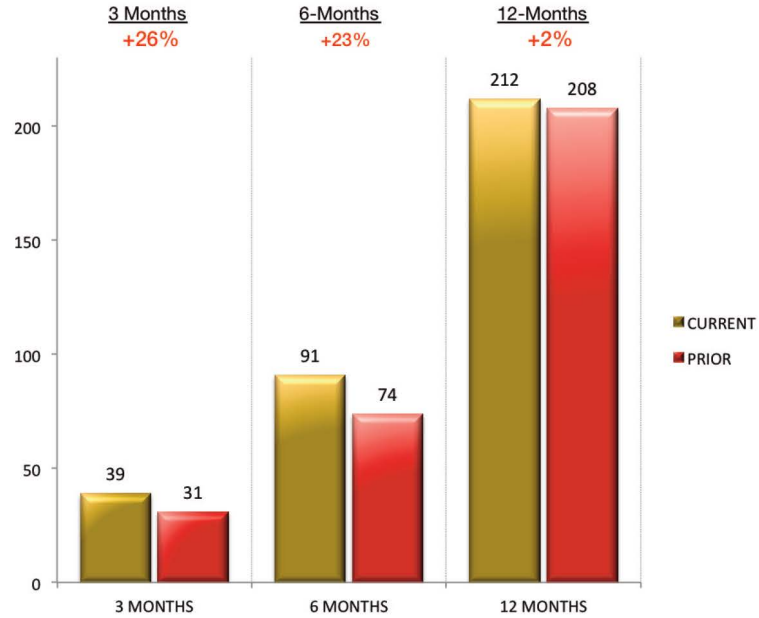
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

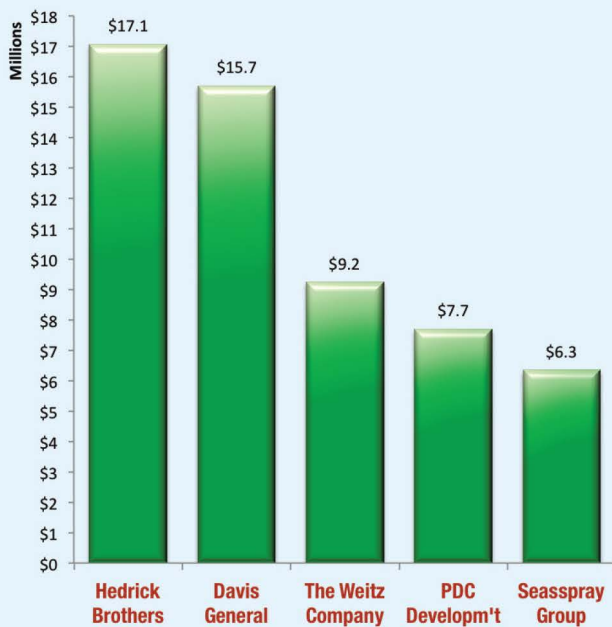
TOTAL VALUE OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



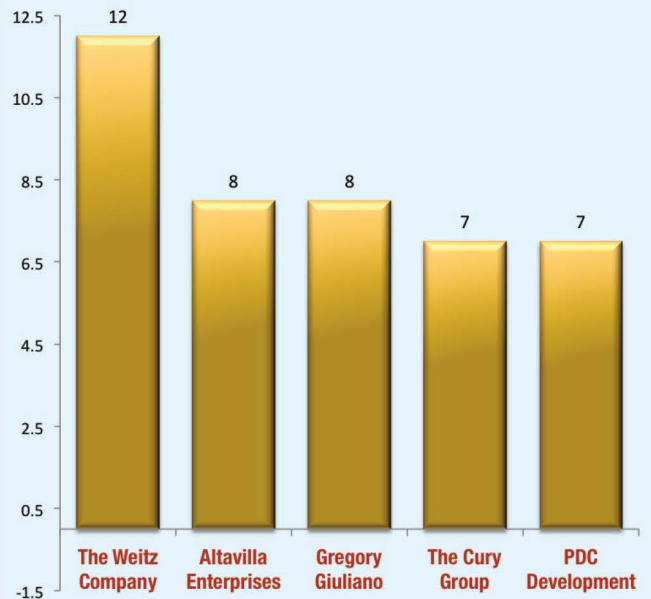
TOTAL NUMBER OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



TOP 5 CONTRACTORS BY VALUE OF PROJECTS
LAST 12 MONTHS



TOP 5 CONTRACTORS BY NUMBER OF PROJECTS
LAST 12 MONTHS

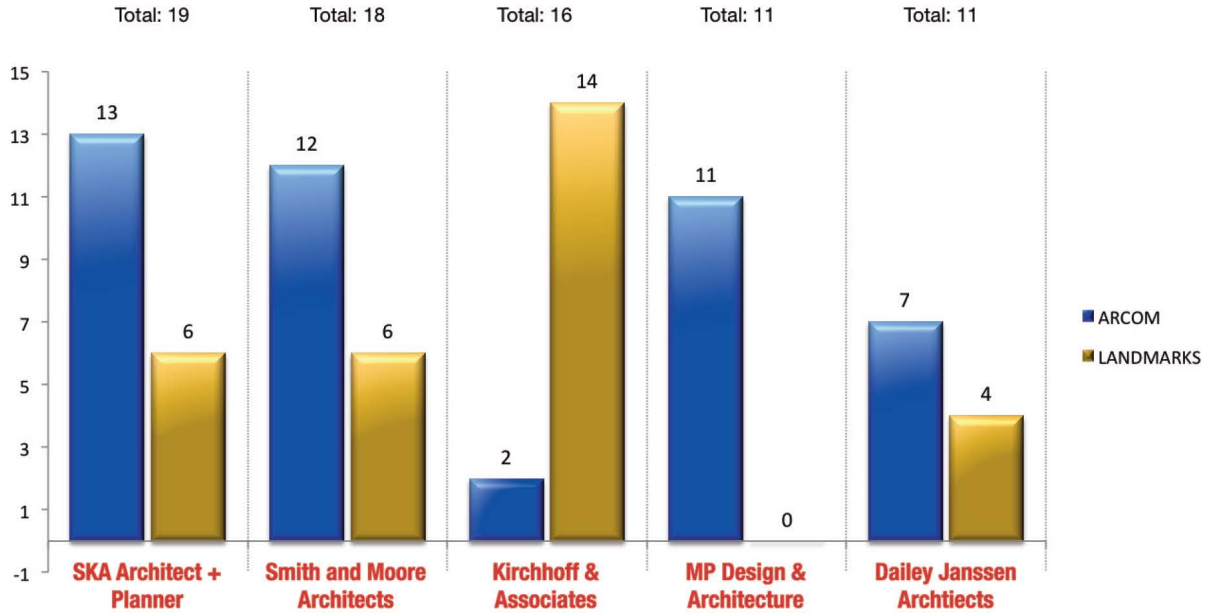


*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND ABOVE

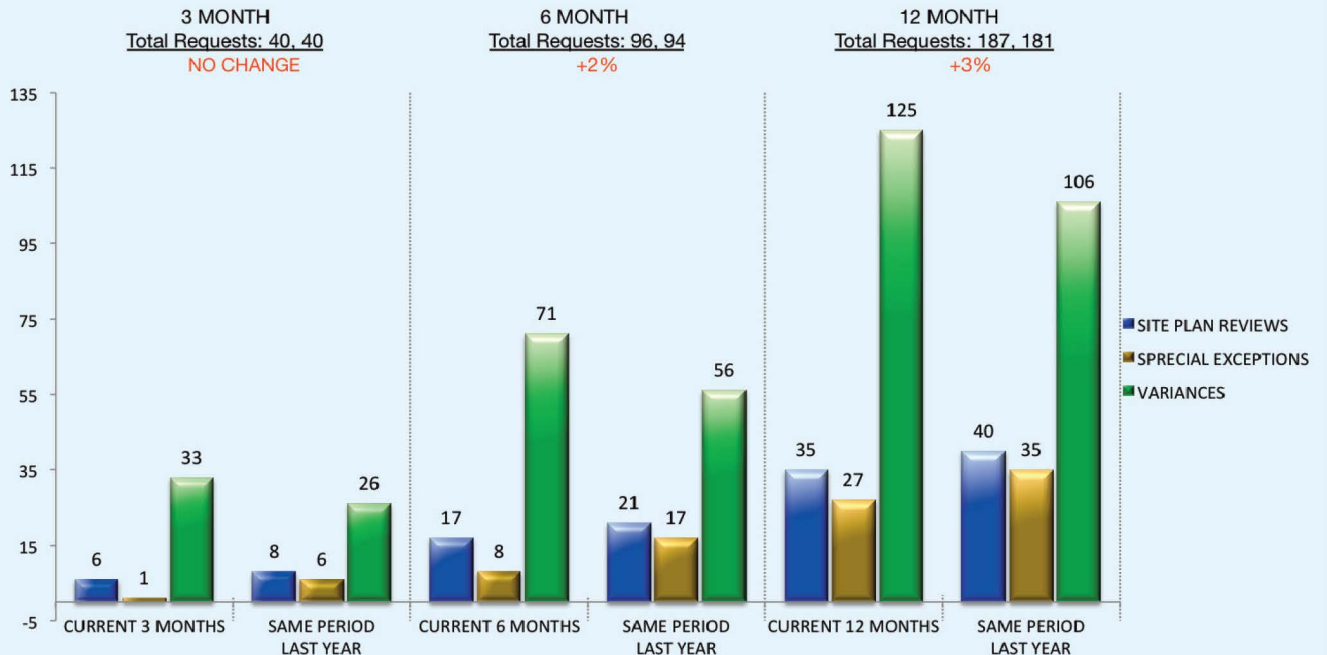
BUILDING & DEVELOPMENT APPLICATIONS

TOP 5 ARCHITECTS – LAST 12 MONTHS

APPEARANCES BEFORE ARCOM & LANDMARKS*



TOWN COUNCIL DEVELOPMENT REVIEWS CURRENT YEAR VS PRIOR YEAR



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

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ONLINE RESOURCES

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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