

Rabideau Klein Brief

TOWN OF PALM BEACH

JULY 2020



Advertisement

 rabideau klein
Florida - Ontario

Real estate. Real guidance. Real results.™

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

The Rabideau Klein Monthly Brief, *Town of Palm Beach*, Provides Insight into the Real Estate Transactions and Land Use Trends Affecting the Town's Housing Industry



REFERENCES

Town of Palm Beach Building Division, www.townofpalmbeach.com/453/Building-Division

Town of Palm Beach Town Council, www.townofpalmbeach.com/469/Town-Council

Town of Palm Beach Architectural Commission, www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM

Town of Palm Beach Landmarks Preservation Commission, www.townofpalmbeach.com/100/Landmarks-PreservationCommission

Palm Beach County Clerk of Court & Comptroller, www.mypalmbeachclerk.com

Palm Beach County Appraisers Office, pbcgov.com/papa

Palm Beach Board of Realtors Multiple Listing Service, pbb.flexmls.com

All information contained herein is deemed reliable but not guaranteed. Neither Rabideau Klein, nor any of its employees makes any representations or warranties as to the accuracy of its contents.

© 2020 Rabideau Klein. All rights reserved.

REAL ESTATE HIGHLIGHT: SINGLE FAMILY DETACHED HOMES

June Market Packs Q2 with High End Sales & Listings \$72M & \$70M for Former Firestone & Kennedy Oceanfront Family Compounds

Two \$70 million single-family home purchases were just the tip of the iceberg in June's luxury home market. Contributing to an outstanding second quarter, the former Firestone and Kennedy Family compounds at 8 S. Lake Trail and 1095 N. Ocean Boulevard sold for \$71.85 million and \$70 million, respectively. Lawrence Moens of Lawrence A. Moens Associates represented both the buyer and seller of the legendary Kennedy estate while public records show the John Volk-designed Firestone mansion was a private sale. Altogether, with 33 sales, June contributed \$399 million to the 2020 Q2 total of \$628.81 million in the \$1 million-plus single-family homes' category in the Town of Palm Beach, as compared to \$449.86 million in 2019, a 26% increase, and \$449.12 million 2018. Additionally, June's 32 new \$1 million-plus listings fattened the market for Q3.

CONTACT | David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

LUXURY HOME SALES

LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALE—LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
8 S. Lake Trail	\$71,850,000	29-Jun	UNKNOWN	UNKNOWN	PRIVATE SALE	9,747

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

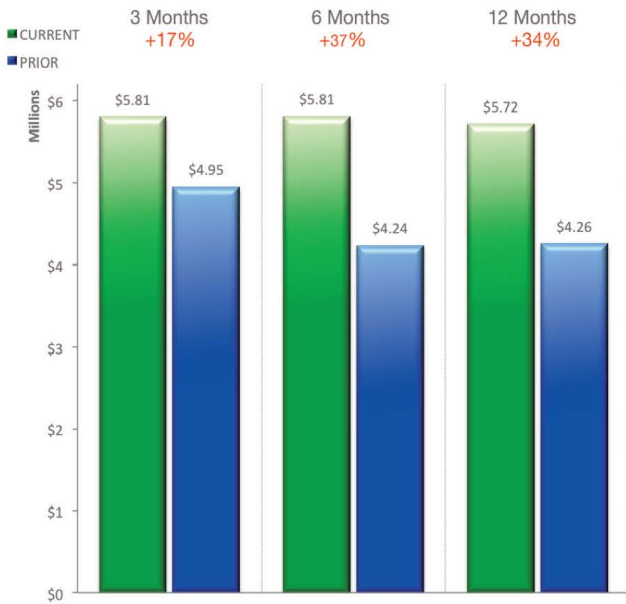
ADDRESS	SALE PRICE	MONTH	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
1415 S. Ocean Blvd.	\$105,000,000	Dec-19	UNKNOWN	UNKNOWN	PRIVATE SALE	34,775
60 Blossom Way	\$99,132,500	Sep-19	UNKNOWN	UNKNOWN	PRIVATE SALE	18,452
8 S. Lake Trail	\$71,850,000	Jun-20	UNKNOWN	UNKNOWN	PRIVATE SALE	9,918
1095 N. Ocean Blvd.	\$70,000,000	Jun-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	9,747
1820 S. Ocean Blvd.	\$46,750,000	May-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	ALAN QUARTUCCI <i>Brown Harris Stevens</i>	133	12,979
1960 S. Ocean Blvd.	\$43,000,000	Aug-19	CRIS CONDON <i>Sotheby's International Realty</i>	GUADALUPE D'AGOSTINO <i>Miami Open Realty</i>	525	20,219
1071 N. Ocean Blvd.	\$40,870,915	Jul-19	A. MCINTOSH / G. POHRER / V. SPADEA <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	122	32,661
525 N. County Road	\$37,290,000	Jul-19	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	LOT
530 S. Ocean Blvd.	\$37,250,000	Mar-20	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	JAMES KENNY <i>K2 Realty, Inc.</i>	1296	12,248
446 N. Lake Way	\$32,200,000	Apr-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	JAMES MCCANN <i>Premier Estate Properties</i>	80	13,451

*Days On Market **Living Area

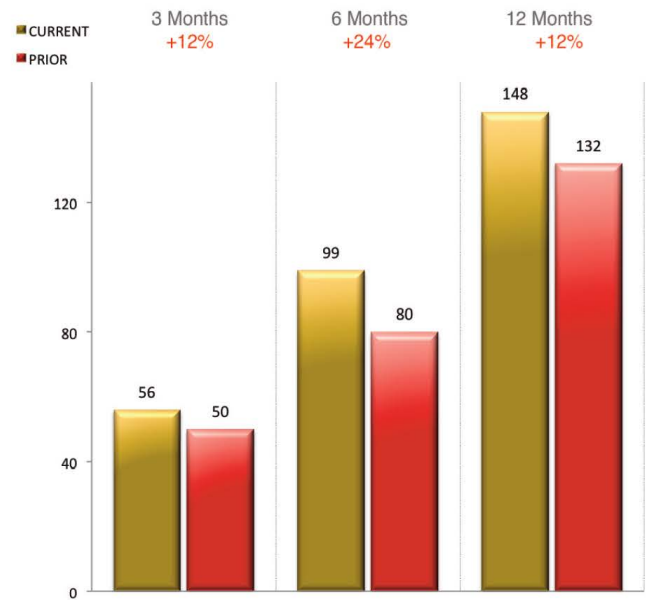
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS SINGLE FAMILY HOMES & LOTS

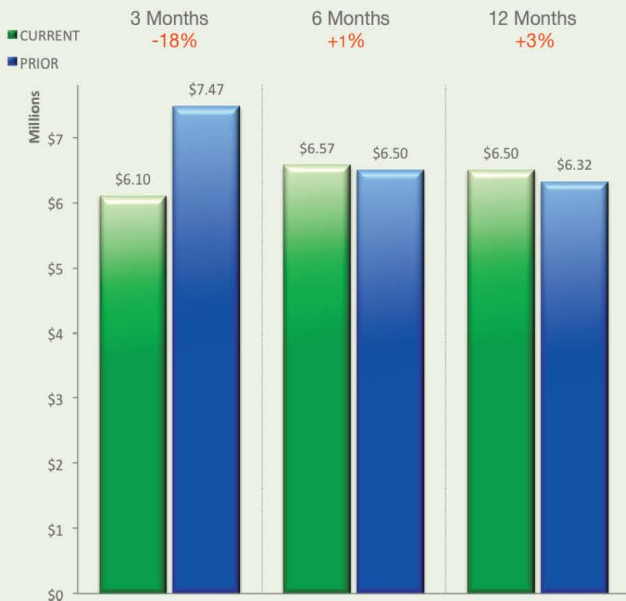
MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



HOMES SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



HOMES LISTED*
 Current Year Versus Prior Year



*Only includes single family homes, residential estates and lots priced at \$1 million or more

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES[†] — JUNE 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
8 S. Lake Trail	\$71,850,000	29-Jun	UNKNOWN	UNKNOWN	PRIVATE SALE	9,918
1095 N. Ocean Blvd.	\$70,000,000	18-Jun	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	9,747
516 S Ocean Blvd.	\$24,244,175	12-Jun	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	571	8,423
445 N. Lake Way	\$23,000,000	18-Jun	UNKNOWN	UNKNOWN	PRIVATE SALE	LOT
102 Flagler Drive	\$18,348,000	30-Jun	SONJA STEVENS <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	41	8,922
127 Dunbar Road	\$17,000,000	24-Jun	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	8,384
756 Hi Mount Road	\$15,200,000	2-Jun	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	JEREMY BROWNE <i>Compass Florida</i>	PRIVATE SALE	2,953
1191 N. Lake Way	\$14,910,000	8-Jun	WILLIAM YAHN <i>The Corcoran Group</i>	GARY POHRER <i>Douglas Elliman</i>	571	8,440
1015 S. Ocean Blvd.	\$14,000,000	23-Jun	THOR BROWN <i>The Corcoran Group</i>	THOR BROWN <i>The Corcoran Group</i>	222	5,726
1632 S. Ocean Blvd.	\$14,000,000	15-Jun	ASHLEY ONEIL / ASHLEY COPELAND <i>Brown Harris Stevens</i>	ARNOLD BRAMAN <i>Illustrated Properties</i>	490	5,574
695 S. County Road	\$11,850,000	4-Jun	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	STEPHEN PLOOF <i>Linda A. Gary Real Estate</i>	PRIVATE SALE	9,709
3492 S. Ocean Blvd.	\$10,100,000	28-Jun	STEVEN PRESSON <i>The Corcoran Group</i>	STEVEN PRESSON <i>The Corcoran Group</i>	424	6,000
255 Clarke Ave.	\$8,938,199	5-Jun	CAROLE KOEPPPEL <i>Sotheby's International Realty</i>	CAROLE KOEPPPEL <i>Sotheby's International Realty</i>	137	7,198
220 Via Bellaria	\$8,000,000	17-Jun	DANA KOCH <i>The Corcoran Group</i>	MARIA FANJUL <i>Tina Fanjul Associates, Inc.</i>	197	8,930
402 Primavera Way	\$7,127,000	1-Jun	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	196	4,200
218 La Puerta Way	\$5,939,000	9-Jun	SUZANNE FRISBIE <i>Premier Estate Properties</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	568	4,565
233 Tangier Ave.	\$5,675,000	8-Jun	UNKNOWN	UNKNOWN	PRIVATE SALE	LOT
171 Via Bellaria	\$5,415,000	3-Jun	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	296	LOT
109 Everglade Ave.	\$5,350,000	3-Jun	UNKNOWN	UNKNOWN	PRIVATE SALE	4,567
225 Tangier Ave.	\$5,150,000	3-Jun	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	31	LOT
210 Fairview Road	\$5,049,225	4-Jun	TODD PETER <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	274	4,067
309 Via Linda	\$5,000,000	2-Jun	LISA PULTZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	HEIDI WICKY <i>Brown Harris Stevens</i>	240	3,697
1020 N. Ocean Blvd.	\$4,900,000	19-Jun	TRINA LANE <i>Waterfront Properties & Club Communities</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	404	4,407
248 Via Marila	\$4,800,000	30-Jun	UNKNOWN	UNKNOWN	PRIVATE SALE	3,707
311 Pendleton Lane	\$4,400,000	3-Jun	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	UNKNOWN	366	5,306
165 Seaspray Ave.	\$3,900,000	23-Jun	TODD PETER <i>Sotheby's International Realty</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	130	LOT
409 Seabreeze Ave.	\$2,900,000	16-Jun	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	UNKNOWN	371	2,895
359 Seaspray Ave.	\$2,775,000	15-Jun	RICHARD ALLISON <i>Douglas Elliman</i>	CARA MCCLURE <i>Douglas Elliman</i>	259	2,640
1465 Laurie Lane	\$2,200,000	19-Jun	MARTIN CONROY <i>Douglas Elliman</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>	36	2,023
755 N. Lake Way	\$2,150,000	19-Jun	GARY POHRER <i>Douglas Elliman</i>	DANA KOCH <i>The Corcoran Group</i>	157	3,018
143 Reef Road	\$1,850,000	22-Jun	UNKNOWN	UNKNOWN	PRIVATE SALE	1,904
229 Monterey Road	\$1,750,000	23-Jun	JEFFREY CLONINGER <i>Sotheby's International Realty</i>	UNKNOWN	481	1,222
151 Root Trail	\$1,250,000	2-Jun	UNKNOWN	UNKNOWN	PRIVATE SALE	760

† Includes single family homes, residential estates and lots priced at \$1 million or more

*Days on market **Living area

SINGLE FAMILY HOME / RESIDENTIAL ESTATES — NEW TO THE MARKET † — JUNE 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	MLS NUMBER	BUILT	SQ. FT.**
172 S. Ocean Blvd.	\$49,500,000	12-Jun	GARY POHRER <i>Douglas Elliman</i>	RX-10630179	1926	13,227
1021 N. Ocean Blvd.	\$34,000,000	15-Jun	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10630860	1949	10,214
1480 N. Lake Way	\$37,850,000	30-Jun	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	20-1108	2014	13,241
230 N. Ocean Blvd.	\$22,900,000	6-Jun	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10629528	2020	5,024
250 Palmo Way	\$16,950,000	11-Jun	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	RX-10630010	2017	8,940
1221 N. Lake Way	\$13,950,000	11-Jun	SUZANNE FRISBIE <i>Premier Estate Properties</i>	RX-10630028	1940	6,200
236 Via Las Brisas	\$11,500,000	15-Jun	CRIS CONDON <i>Sotheby's International Realty</i>	RX-10630938	1998	7,260
118 Seaview Ave.	\$9,895,000	10-Jun	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10630354	1953	4,338
235 Dunbar Road	\$8,950,000	23-Jun	GARY POHRER <i>Douglas Elliman</i>	RX-10633350	1936	6690
207 Pendleton Ave.	\$7,895,000	18-Jun	HEIDI WICKY / ELIZABETH SORREL <i>Sotheby's International Realty</i>	RX-10631952	1952	4,925
215 Indian Road	\$7,495,000	8-Jun	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10629690	1950	4,573
742 Slope Trail	\$7,250,000	18-Jun	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	20-1023	1960	6,016
210 miraflores d	\$7,250,000	1-Jun	ROBERT GOODNOUGH / RAJ SHRESTHA <i>Sotheby's International Realty</i>	20-893	2020	4,119
152 Dolphin Road	\$6,950,000	17-Jun	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10631608	2017	4,038
127 Reef Road	\$6,700,000	22-Jun	TONI HOLLIS / FRANCES FRISBIE <i>Premier Estate Properties</i>	RX-10633424	2015	3,936
249 Seabreeze Ave.	\$6,498,000	12-Jun	LINDA GARY <i>Linda A. Gary Real Estate</i>	RX-10630221	2000	4,077
345 Seaspray Ave.	\$6,295,000	2-Jun	LISA CREGAN <i>Sotheby's International Realty</i>	RX-10627315	1937	4,995
261 Sanford Ave.	\$6,295,000	8-Jun	GARY LITTLE <i>Sotheby's International Realty</i>	20-946	1945	1,136
12 Sloans Curve Drive	\$5,900,000	3-Jun	ALLISON WREN / FRANCES FRISBIE <i>Premier Estate Properties</i>	RX-10627867	1981	4,413
221 Ocean Terrace	\$5,850,000	23-Jun	JOHN PICKETT <i>Brown Harris Stevens</i>	20-1060	215	4,844
232 Sandpiper Drive	\$5,800,000	1-Jun	MARY NEWTON <i>Douglas Elliman</i>	RX-10626892	2002	4,231
135 Seminole Ave	\$5,750,000	5-Jun	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	20-924	1921	6,218
266 Orange Grove Road	\$5,600,000	22-Jun	GARY POHRER <i>Douglas Elliman</i>	RX-10632863	2019	2,338
1451 N. Lake Way	\$5,488,000	5-Jun	MATTHIAS FRETZ <i>Douglas Elliman</i>	RX-10628414	2008	4,125
235 Seaspray Ave.	\$5,150,000	19-Jun	GREGORY WEADOCK <i>Brown Harris Stevens</i>	RX-10632955	1926	3810
165 Atlantic Ave.	\$4,800,000	3-Jun	LIZA PULTZER / LILLIAN MCCLUSKEY <i>Brown Harris Stevens</i>	RX-10628409	1992	3,054
281 Monterey Road	\$4,695,000	9-Jun	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10630025	1940	2,316
220 Indian Road	\$3,600,000	29-Jun	WENDY BOWES <i>The Corcoran Group</i>	RX-10634512	1953	1,874
240 El Dorado Lane	\$3,595,000	18-Jun	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	RX-10631960	1960	2,795
262 Park Ave.	\$2,585,000	24-Jun	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	RX-10633905	2008	2,432
149 Root Trail	\$1,950,000	1-Jun	ELIZABETH DEWOODY / PETER CONN <i>Compass Florida</i>	RX-10626966	1925	936
251 Park Ave.	\$1,750,000	8-Jun	KEVIN SPINA / SUSAN RICCI <i>The Keyes Company</i>	RX-10628886	1924	2,737

† Includes single family homes, residential estates and lots priced at \$1 million or more

**Living area

REAL ESTATE HIGHLIGHT: CONDOMINIUMS & CO-OPS

Four \$7M Sales Create 4-way Tie for Top Sale of the Month Q2 Reverses Diminishing Number of Luxury Listings with 42% Supply Increase

Last month, a flurry of \$7 million sales pushed four properties off the Top 10 list of the last twelve months. The last three Via Flagler Development apartments, of which Suzanne Trapani Frisbie of The Frisbie group was the seller and buyer's agent, brought \$7 million each for second-floor units 2, 4 and 6. Sharing the four-way tie for top sale of the month, agents Ashley McIntosh and Christopher Leavitt of Douglas Elliman were the listing agents for the \$7 million townhouse purchase of 217 Brazilian Avenue, and Ashley Copeland represented the buyer. On the listings side, new-to-the-market properties in the \$1 million-plus category reversed the declining six-month and 12-month inventory trend by increasing the second quarter offerings by 42% as compared to the same period last year.

CONTACT | David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

LUXURY CONDO SALES

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

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
217 Brazilian Ave. †	\$7,000,000	25-Jun	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	139	5,098

† One of four of a four-way tie that also includes Units 2, 4, and 6 Via Flagler, with agent Suzanne Trapani Frisbie of The Frisbie Group representing both buyers and sellers

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

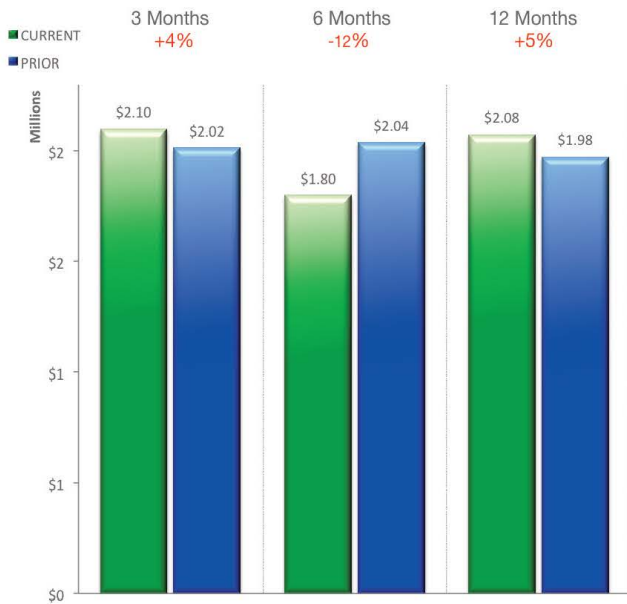
ADDRESS	SALE PRICE	MONTH	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
110 Sunset Ave., E2B	\$9,140,000	Mar-20	SUZANNE FRISBIE <i>Premier Estate Properties</i>	CRIS CONDON <i>Sotheby's International Realty</i>	121	5,670
310 Atlantic Ave., 1	\$7,697,000	Jan-20	UNKNOWN	UNKNOWN	PRIVATE SALE	3,917
2 N. Breakers Row, S41	\$7,675,000	May-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PAULETTE KOCH / DANA KOCH <i>The Corcoran Group</i>	489	3,394
101 Worth Ave., 2-B	\$7,400,000	Nov-19	TARA PEARL <i>Palm Beach Real Estate</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	60	3,850
221 Brazilian Ave.	\$7,000,000	Feb-20	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	165	5,390
5 Via Flagler	\$7,000,000	May-20	SUZANNE FRISBIE <i>Frisbie Group</i>	UNKNOWN	PRIVATE SALE	6,810
217 Brazilian Ave.	\$7,000,000	Jun-20	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	139	7,794
2 Via Flagler	\$7,000,000	Jun-20	SUZANNE FRISBIE <i>Frisbie Group</i>	SUZANNE FRISBIE <i>Frisbie Group</i>	PRIVATE SALE	3,645
4 Via Flagler	\$7,000,000	Jun-20	SUZANNE FRISBIE <i>Frisbie Group</i>	SUZANNE FRISBIE <i>Frisbie Group</i>	PRIVATE SALE	4,050
6 Via Flagler	\$7,000,000	Jun-20	SUZANNE FRISBIE <i>Frisbie Group</i>	SUZANNE FRISBIE <i>Frisbie Group</i>	PRIVATE SALE	7,794

*Days on market **Living area

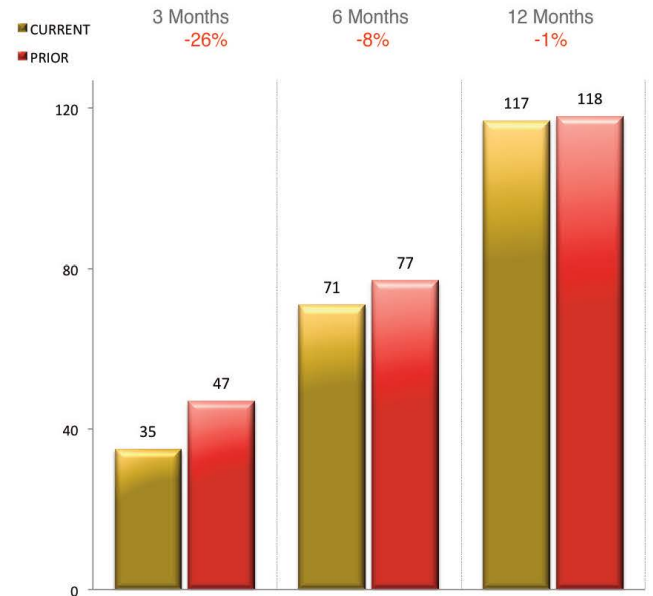
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1MILLION-PLUS CONDOS & CO-OPS

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



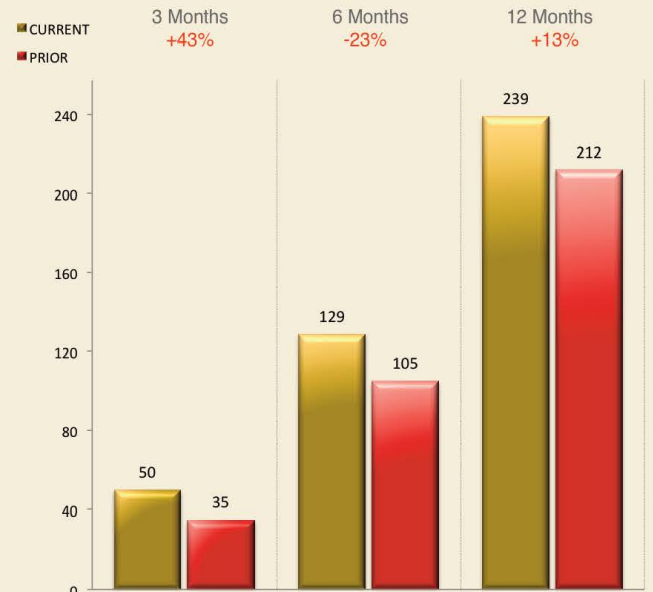
CONDOS SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



CONDOS LISTED*
 Current Year Versus Prior Year



*Includes condominiums, cooperatives and townhouses priced at \$1 million or more

CONDO / CO-OP / TOWNHOUSE SALES † — JUNE 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
217 Brazilian Ave.	\$7,000,000	25-Jun	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT, <i>Douglas Elliman</i>	ASHLEY COPELAND, <i>Brown Harris Stevens</i>	139	5,098
2 Via Flagler	\$7,000,000	24-Jun	SUZANNE FRISBIE, <i>Frisbie Group</i>	SUZANNE FRISBIE, <i>Frisbie Group</i>	PRIVATE SALE	7,523
4 Via Flagler	\$7,000,000	24-Jun	SUZANNE FRISBIE, <i>Frisbie Group</i>	SUZANNE FRISBIE, <i>Frisbie Group</i>	PRIVATE SALE	7,064
6 Via Flagler	\$7,000,000	24-Jun	SUZANNE FRISBIE, <i>Frisbie Group</i>	SUZANNE FRISBIE, <i>Frisbie Group</i>	PRIVATE SALE	8,061
10 Sloans Curve Drive	\$4,950,000	24-Jun	FERN FODIMAN, <i>Sotheby's International Realty</i>	FERN FODIMAN, <i>Sotheby's International Realty</i>	191	4,575
100 Worth Ave., 605	\$3,350,000	17-Jun	DANA KOCH, <i>The Corcoran Group</i>	HEATHER BRETZLAFF, <i>Douglas Elliman</i>	372	2,022
100 Worth Ave., 307	\$2,275,000	5-Jun	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	JAMES CLARKE, <i>Illustrated Properties</i>	94	1,539
300 S. Ocean Blvd., 1B	\$1,850,000	18-Jun	TONI HOLLIS, <i>Waterfront Properties & Club Communities</i>	ROBERT KAIRALLA, <i>JIC Realty, Inc.</i>	150	2,346
2000 S. Ocean Blvd., 510N	\$1,600,000	16-Jun	THOR BROWN, <i>The Corcoran Group</i>	SCOTT GORDON, <i>Douglas Elliman</i>	496	3,280
2500 S. Ocean Blvd., 1A2	\$1,240,675	30-Jun	JOAN WENZEL / PAMELA GOTTFRIED, <i>Douglas Elliman</i>	HELENE SIDEL, <i>The Corcoran Group</i>	181	2,800
225 Evergalde Ave., 1	\$1,135,000	30-Jun	UNKNOWN	UNKNOWN	PRIVATE SALE	1,120
44 Cocconut Row, 212A	\$1,050,000	5-Jun	DANA KOCH, <i>The Corcoran Group</i>	MARY BOYKIN, <i>Sotheby's International Realty</i>	161	1,215

CONDOS / CO-OPS / TOWNHOUSES—NEW TO THE MARKET † — JUNE 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	MLS NUMBER	BUILT	SQ. FT.**
2 N. Breakers Row, N41	\$7,950,000	8-Jun	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10630206	1986	3,243
12 Sloans Curve Drive	\$5,900,000	3-Jun	ALLISON WREN / FRANCES FRISBIE, <i>Premier Estate Properties</i>	RX-10627867	1981	4,413
100 Royal Palm Way, Apt. C1 & C2	\$3,495,000	15-Jun	JAMES EDWARDS, <i>Sotheby's International Realty</i>	RX-10632276	1969	4,142
309 Everglade Ave., 14	\$3,495,000	1-Jun	TODD PETER, <i>The Corcoran Group</i>	RX-10628256	1992	3,339
2770 S. Ocean Boulevard, 401N	\$3,250,000	3-Jun	DANA KOCH, <i>Sotheby's International Realty</i>	RX-10627656	1990	4,370
3170 S. Ocean Boulevard, 403N	\$3,200,000	4-Jun	GARY POHRER, <i>Doug Elliman</i>	RX-10628081	1985	2,996
434 Chilean Ave., 7B	\$2,500,000	25-Jun	MARY BOYKIN, <i>Sotheby's International Realty</i>	RX-10633773	1980	1,523
2500 S. Ocean Blvd., 1A5	\$2,250,000	18-Jun	JOAN WENZEL / SCOTT GORDON, <i>Doug Elliman</i>	RX-10631950	1983	2,590
3000 S. Ocean Blvd., 402	\$2,195,000	10-Jun	SCOTT GORDON / MINDY GORDON, <i>Doug Elliman</i>	RX-10629568	2006	2,668
3440 S. Ocean Blvd., 603N	\$2,095,000	14-Jun	GUY CLARK, <i>Doug Elliman</i>	RX-10630964	1980	2,131
2000 S. Ocean Blvd., 406N	\$1,950,000	26-Jun	JEFFREY RAY, <i>Compass Florida</i>	RX-10634874	1981	3,280
401 Worth Ave., 303	\$1,895,000	17-Jun	KEVIN CONDON, <i>Sotheby's International Realty</i>	RX-10631552	1978	2,436
3440 S. Ocean Blvd., 504N	\$1,795,000	15-Jun	GUY CLARK, <i>Doug Elliman</i>	RX-10630839	1980	2,078
130 Sunrise Ave., 5090	\$1,689,000	20-Jun	ASHLEY COPELAND / ASHLEY ONEIL, <i>Brown Harris Stevens</i>	RX-10633249	1977	1,633
429 Australian Ave., 7	\$1,650,000	22-Jun	TODD PETER, <i>The Corcoran Group</i>	RX-10634022	1974	1,686
3440 S. Ocean Blvd., 402S	\$1,595,000	26-Jun	GUY CLARK, <i>Doug Elliman</i>	RX-10633985	1980	2,131
2000 S. Ocean Blvd., 208N	\$1,500,000	11-Jun	JOAN WENZEL / PAMELA GOTTFRIED, <i>Doug Elliman</i>	RX-10630834	1981	2,385
3100 S. Ocean Blvd., 207S	\$1,500,000	4-Jun	HEIDI BONCHER, <i>Doug Elliman</i>	RX-10628120	1985	2,618
129 Hammon Av., 2	\$1,399,999	6-Jun	CHRISTINE COX, <i>Doug Elliman</i>	RX-10628589	2012	1,064
3400 S. Ocean Blvd., 6DI	\$1,299,000	1-Jun	JOAN WENZEL / PAMELA GOTTFRIED, <i>Doug Elliman</i>	RX-10627053	1979	2,720
127 Peruvian Ave., 304	\$1,295,000	11-Jun	SUZANNE FRISBIE / FRANCES FRISBIE, <i>Premier Estate Properties</i>	RX-10630817	1973	1,428
389 S. Lake Drive, 3F	\$1,100,000	1-Jun	SUZANNE FRISBIE, <i>Premier Estate Properties</i>	RX-10626803	1967	1,682
44 Cocconut Row, 305A	\$1,099,000	23-Jun	HEATHER WOOLEMS, <i>Premier Estate Properties</i>	RX-10633102	1956	1,196
389 S. Lake Drive, 1D	\$1,025,000	11-Jun	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10630306	1967	1,176
320 Chilean Ave., 8	\$1,000,000	4-Jun	CHRISTINE GIBBONS, <i>Sotheby's International Realty</i>	RX-10627918	1964	1,167

† Includes condominiums, cooperatives and townhouses priced at \$1 million or more

*Days on market **Living area

LAND USE HIGHLIGHT: BUILDING & PLANNING

New Estate to be Built on Lot Previously Owned by President New \$4.24M Townhome Project to Commence Across from Palazzo Villas

The two largest building permits issued in June for Residential New Construction also made the Top 10 of the last twelve months. Davis General Contracting was issued a permit for an \$11.5 million estate to be built on the two-acre, ocean facing parcel that was previously owned by President Trump. The plans for 525 N. County Road were designed by Smith Architectural Group and include a French-style two-story residence with one-story guest wing, guesthouse and gatehouse. Additionally, just across the street from Palazzo Villas, the four-unit luxury townhome project that was built in 2017, another multi-family residence project will commence construction. The \$4.24 million permit was pulled by Strand Construction LLC for 220 Brazilian Avenue with plans designed by Patrick Ryan O'Connell Architect LLC.

CONTACT | David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

BUILDING PERMITS

LARGEST BUILDING PERMIT ISSUED LAST MONTH* – LAST MONTH

ADDRESS	VALUE	ISSUED	CONTRACTOR	ARCHITECT	TYPE
525 N. County Road	\$11,500,000	24-Jun	Davis General Contracting	Smith Architectural Group	Residential New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED* – LAST 12 MONTHS

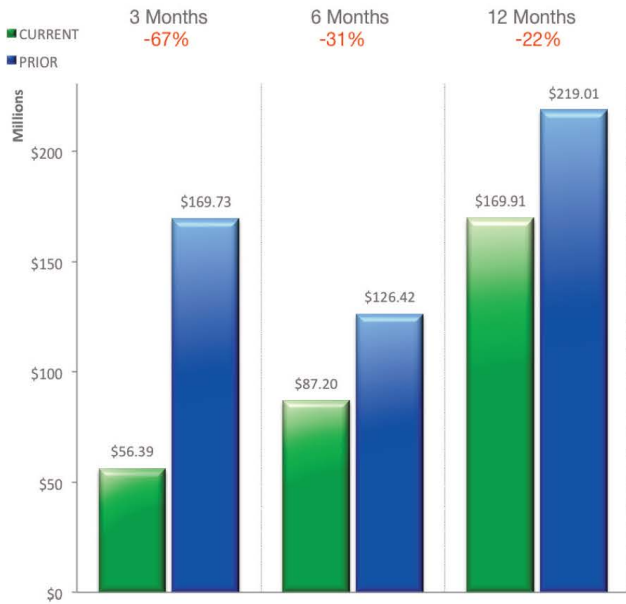
ADDRESS	VALUE	MONTH	CONTRACTOR	ARCHITECT	TYPE
726 Hi Mount Road	\$12,239,741	Jul-19	Hedrick Brothers Construction	Fairfax, Sammons & Partners	Residential New Construction
525 N. County Road	\$11,500,000	Jun-20	Davis General Contracting	Smith Architectural Group	Residential New Construction
1616 S. Ocean Blvd.	\$10,955,450	Nov-19	Turtle Beach Construction	Bridges Marsh & Associates	Residential New Construction
242 Dunbar Road	\$6,586,916	Jan-20	Whittmann Building Corporation	MP Design & Architecture	Residential New Construction
1 S. County Road	\$6,200,000	May-20	The Weitz Company	UNKNOWN	Commercial Alteration
1404 N. Lake Way	\$4,500,000	Jul-19	Brennan Construction	Smith & Moore Architects	Residential New Construction
220 Brazilian Ave.	\$4,242,500	Jan-20	Strand Construction LLC	Patrick Ryan O'Connell Architect LLC	Residential New Construction
216 Angler Ave.	\$3,250,000	Jan-20	AMC Custom Builders	MP Design & Architecture	Residential New Construction
208 El Pueblo Way	\$3,250,000	Mar-20	Tim Givens Building & Remodeling	MP Design & Architecture	Residential New Construction
415 Hibiscus Ave.	\$3,250,000	Jun-20	Shawmut Design And Construction	UNKNOWN	Residential New Construction

*Includes residential new construction, residential alteration, commercial new construction and commercial alteration

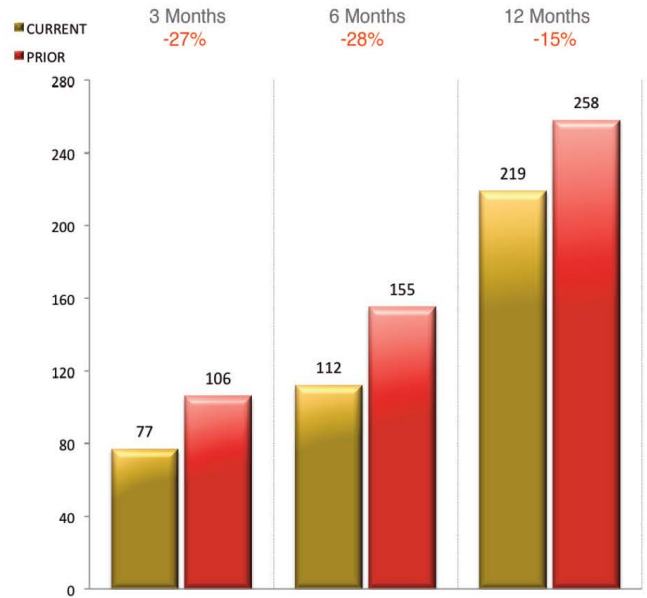
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

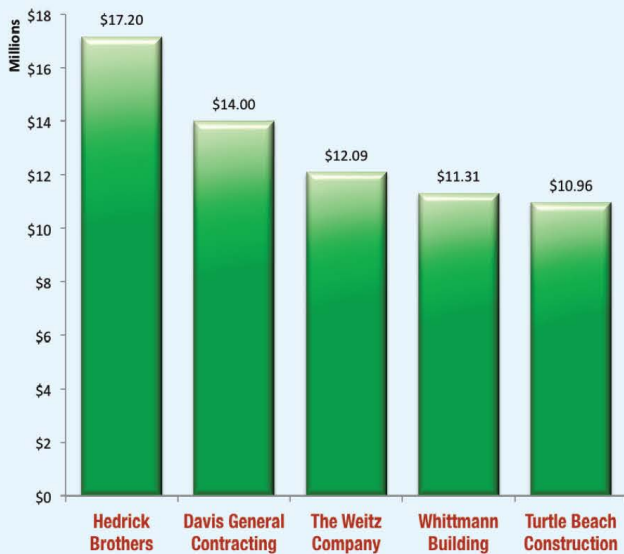
TOTAL VALUE OF PROJECTS*
Current Year Versus Prior Year



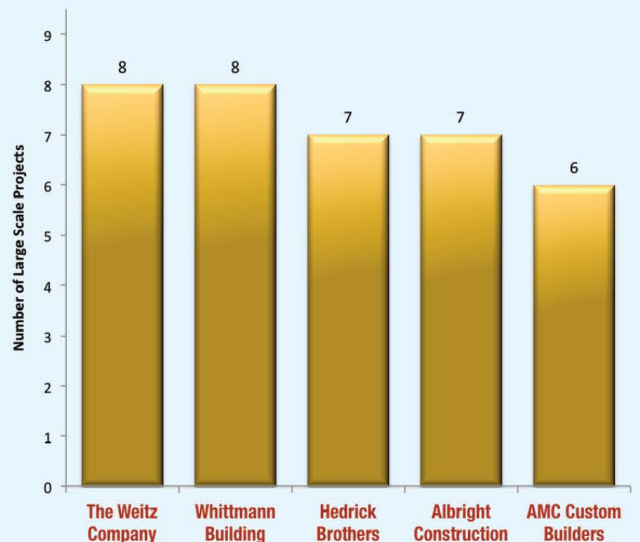
TOTAL NUMBER OF PROJECTS*
Current Year Versus Prior Year



TOP 5 CONTRACTORS
By Value of Projects
Last 12 Months



TOP 5 CONTRACTORS
By Number of Projects
Last 12 Months

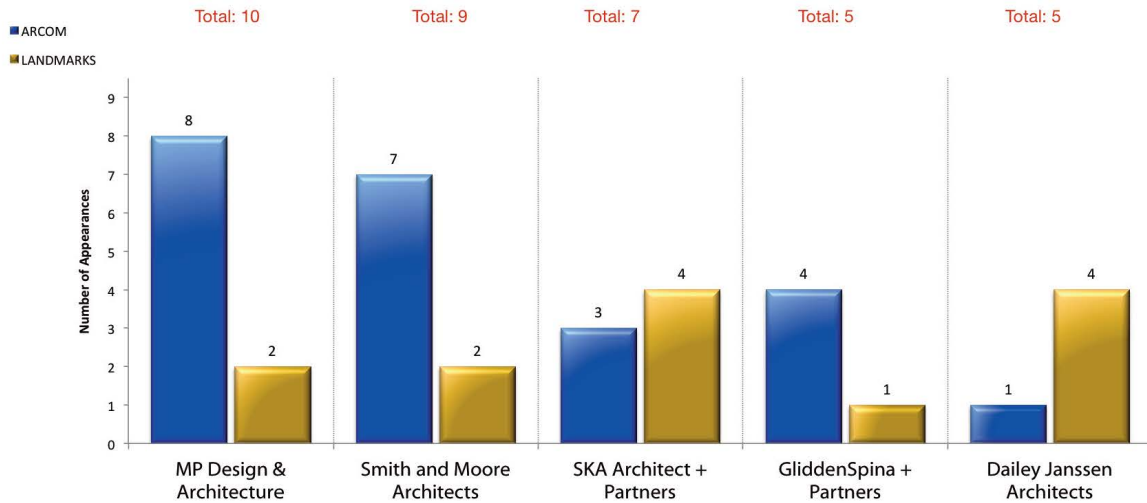


*Includes residential new construction and alteration, and commercial new construction and alteration of building permits issued with \$100,000 or more valuations

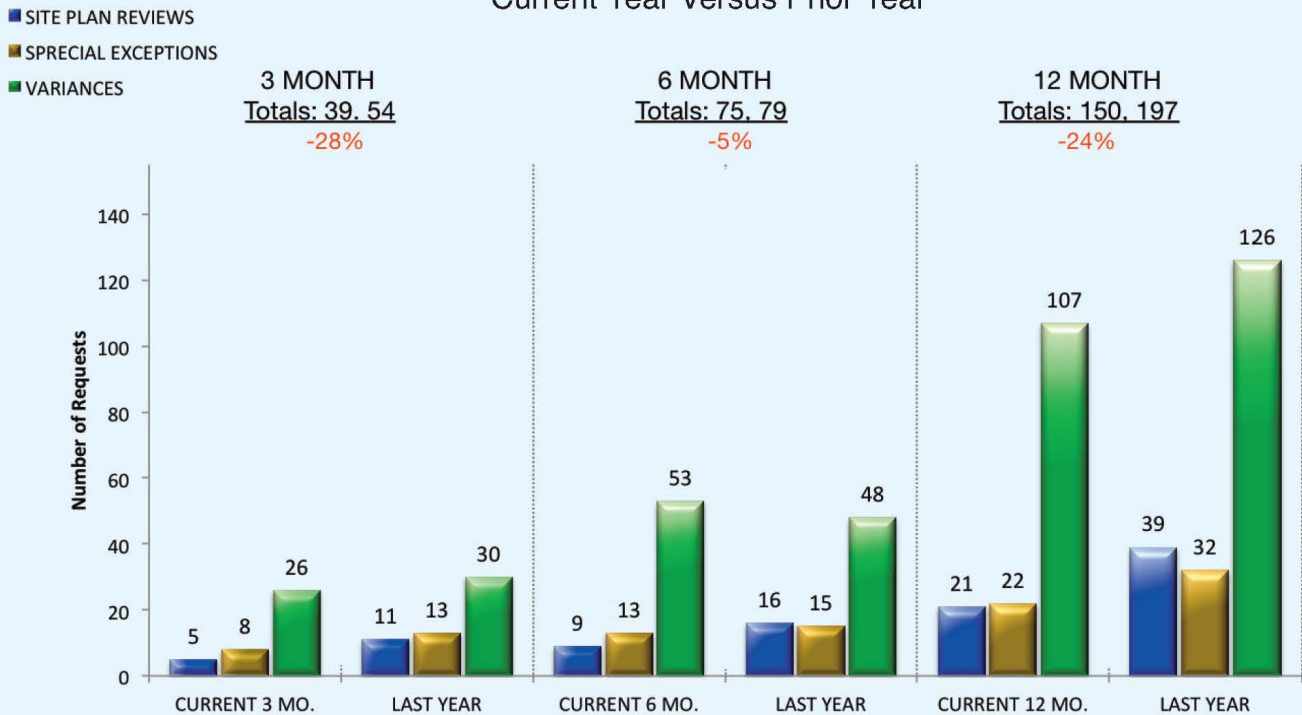
BUILDING & DEVELOPMENT APPLICATIONS

TOP 5 ARCHITECTS

For Number of Appearances Before the Archeeural & Landmarks Commissions



TOWN COUNCIL DEVELOPMENT REVIEWS Current Year Versus Prior Year





400 Royal Palm Way, Suite 404
Palm Beach, FL 33480

POSTMASTER STD
U.S. POSTAGE
PAID
WEST PALM BCH, FL
PERMIT NO. 347

Advertisement

RABIDEAU KLEIN IS A TRUSTED REPRESENTATIVE OF HIGH-END REAL ESTATE, BUSINESS FORMATION, CROSS-BORDER AND LEGAL CONSULTATION. OUR LAW FIRM HAS BEEN IN EXISTENCE SINCE 2014 AND CONSISTS OF BOARD CERTIFIED REAL ESTATE ATTORNEYS DEDICATED TO PROVIDING SUPERIOR LEGAL COUNSEL AND FIRST-CLASS SERVICE TO OUR CLIENTELE.

OUR LEGAL TEAM OFFERS DECADES OF KNOWLEDGE AND EXPERIENCE ON ALL LEGAL MATTERS FOR REAL ESTATE TRANSACTIONS AND RELATED ISSUES. WE PROVIDE REPRESENTATION FOR ALL OF YOUR REAL ESTATE ASSETS, SUCH AS SINGLE-FAMILY HOMES, CONDOMINIUMS, CO-OPS, VACANT LAND, INVESTMENT, AND COMMERCIAL PROPERTIES.

ONLINE RESOURCES

Title Insurance Calculator: www.rabideauklein.com/title-insurance-calculator

Beach Access Finder, Town of Palm Beach: www.rabideauklein.com/beach-access

Rabideau Klein Million Dollar Mortgages Brief, Palm Beach County: www.rabideauklein.com/million-dollar-mortgage-brief

Rabideau Klein Town of Palm Beach Brief: www.rabideauklein.com/town-of-palm-beach

CONTACTS

David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

Florida Bar Board Certified in Real Estate Law

Guy Rabideau, Esq. | grabideau@rabideauklein.com | 561.655.6221

Florida Bar Board Certified in Real Estate Law