

Rabideau Klein Brief

TOWN OF PALM BEACH

OCTOBER 2020



Advertisement

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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

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REAL ESTATE HIGHLIGHT: RESIDENTIAL ESTATES / LOTS

Mediterranean Style Mansion in Phipps Estates Brings \$9M New Inventory and Sales Run Neck and Neck in September—Sales Dominate Q3

The Corcoran Group kick-started the month by closing an \$8.95 million purchase of an 8,000-plus square foot residence in Phipps Estates on September 1st. The Mediterranean-style mansion at 240 Via Las Brisas boasts 15-foot ceilings, a marble staircase, covered outdoor dining, and a northern exposure. Manuela Yanez of William Raveis listed the property and Dana Koch of the Corcoran Group represented the buyer. During September, fifteen single-family homes were sold and fourteen single-family homes entered the market in the \$1 million-plus category. While running neck and neck for the month, inventory and sales experienced a 58% differential during the third quarter, where 46 homes entered the market and 80 homes left the market, as compared to 65% more listings than sales during the same period of last year.

Patricia Mahaney of Sotheby's International Realty led luxury listings with her presentation of the Mediterranean Revival estate on the ocean end of Brazilian Avenue. The In Town property has an asking price of \$8.8 million. Dana Koch of the Corcoran Group presented the second highest listing of \$8.5 million for 208 W. Indies Drive, a 5-bedroom Bermuda style home designed by Amanda Lindroth.

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LUXURY SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
240 Via Las Brisas	\$8,950,000	1-Sep	MANUELA YANEZ <i>William Raveis</i>	DANA KOCH <i>The Corcoran Group</i>	210	8,216

TOP 10 SINGLE FAMILY HOME 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
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
1744 S. Ocean Blvd.	\$51,420,000	Jul-20	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT / GARY POHRER <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	18,432
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
1075 N. Ocean Blvd.	\$43,000,000	Jul-20	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	42	10,232
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
225 Indian Road	\$28,980,116	Dec-19	SUZANNE FRISBIE <i>Frisbie Group</i>	MADISON COLLUM <i>ONE Sotheby's International Realty</i>	PRIVATE SALE	5,364
965 N. Ocean Blvd.	\$28,568,817	Feb-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	7,705

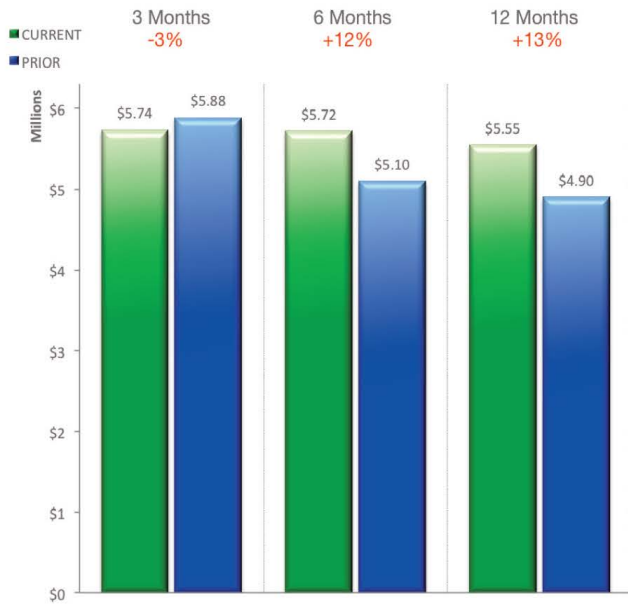
**Days on market from MLS number start date to sold date

†Living area

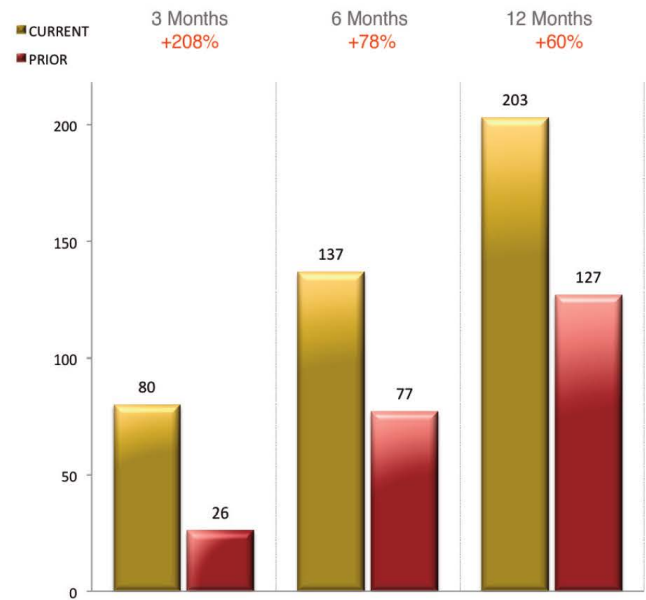
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS SINGLE FAMILY HOMES

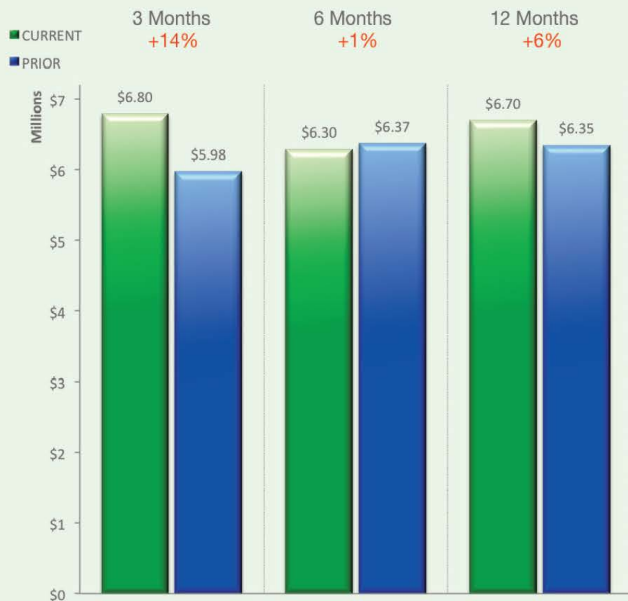
MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



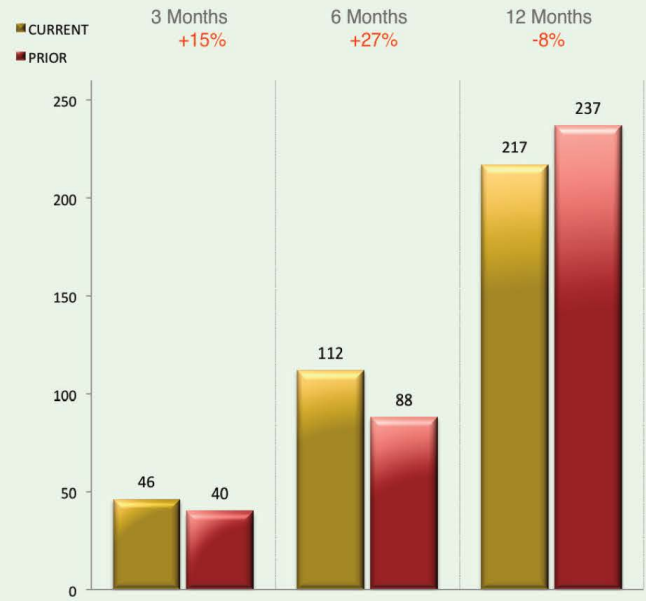
HOMES SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



HOMES LISTED*
 Current Year Versus Prior Year



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

SINGLE FAMILY HOME SALES* – SEPTEMBER 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT / AGENCY	BUYER'S AGENT / AGENCY
240 Via Las Brisas	\$8,950,000	1-Sep	MANUELA YANEZ <i>William Raveis</i>	DANA KOCH <i>The Corcoran Group</i>
105 Casa Bendita	\$8,300,000	17-Sep	UNKNOWN	UNKNOWN
980 S. Ocean Blvd.	\$8,000,000	4-Sep	UNKNOWN	UNKNOWN
250 Indian Road	\$7,650,000	18-Sep	SUZANNE FRISBIE <i>Premier Estate Properties</i>	ELIZABETH DEWOODY <i>Compass Florida</i>
1556 N. Ocean Blvd.	\$7,150,000	11-Sep	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ROBERT GOODNOUGH <i>Sotheby's International Realty</i>
280 El Pueblo Way	\$6,800,000	3-Sep	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>
345 Seaspray Ave.	\$5,989,000	9-Sep	LISA CREGAN <i>Sotheby's International Realty</i>	LISA CREGAN <i>Sotheby's International Realty</i>
119 E. Inlet Drive	\$5,750,000	30-Sep	LYNN WARREN / GARY LITTLE <i>Sotheby's International Realty</i>	DANA KOCH <i>The Corcoran Group</i>
118 Via Vizcaya	\$4,150,000	15-Sep	UNKNOWN	UNKNOWN
255 Plantation Road	\$3,614,169	23-Sep	CRISTA RYAN <i>Tina Fanjul Associates</i>	UNKNOWN
261 Nightingale Trail	\$3,570,000	14-Sep	UNKNOWN	UNKNOWN
256 Mockingbird Trail	\$3,195,000	3-Sep	DANA KOCH <i>The Corcoran Group</i>	WILLIAM YAHN <i>The Corcoran Group</i>
251 Orange Grove Road	\$2,850,000	16-Sep	KOURTNEY PULTZER <i>Sotheby's International Realty</i>	STEPHEN HALL <i>Compass Florida</i>
1464 N. Ocean Blvd.	\$2,275,000	4-Sep	THALIA ARELLANO <i>Sutter & Nugent</i>	RONALD SPADARO <i>Realty 100 Associates</i>
675 N. Lake Way	\$1,972,000	1-Sep	JAMES MCCANN <i>Premier Estate Properties</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>

NEW-TO-THE-MARKET SINGLE FAMILY HOMES* – SEPTEMBER 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT / AGENCY	MLS NUMBER	BUILT	SQ. FT. †
130 Brazilian Ave.	\$8,800,000	3-Sep	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	RX-10652188	1925	4,941
208 W. Indies Drive	\$8,500,000	15-Sep	DANA KOCH <i>The Corcoran Group</i>	RX-10655291	2008	4,488
2299 Ibis Isle Road, E	\$7,750,000	8-Sep	STEVEN PRESSON <i>The Corcoran Group</i>	RX-10653182	2017	5,076
307 Chilean Ave.	\$7,495,000	28-Sep	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	RX-10658786	SPEC HOME	3,707
232 Tradewind Drive	\$7,295,000	9-Sep	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10654353	2008	4,298
970 N. Ocean Blvd.	\$7,195,000	21-Sep	MARY NEWTON <i>Douglas Elliman</i>	RX-10658106	1966	4,054
310 Plantation Road	\$6,400,000	22-Sep	GARY POHRER / MARY NEWTON <i>Douglas Elliman</i>	RX-10657574	1950	4,166
361 Crescent Drive	\$5,795,000	23-Sep	BURT MINKOFF <i>Douglas Elliman</i>	RX-10657548	1924	4,318
222 Plantation Road	\$5,200,000	4-Sep	CRISTA RYAN <i>Tina Fanjul Associates</i>	RX-10653208	2004	3,730
123 Australian Ave	\$4,850,000	15-Sep	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	RX-10654851	1924	3,696
255 Seminole Ave.	\$3,500,000	24-Sep	SAMANTHA CURRY / LACEY ROSS <i>Douglas Elliman</i>	RX-10657928	1998	3,735
301 Seabreeze Ave.	\$3,195,000	5-Sep	LISA CREGAN <i>Sotheby's International Realty</i>	RX-10652420	1925	2,856
423 Seaview Ave.	\$2,399,000	30-Sep	ALEXANDER WALLACE / JAMES PAINE <i>The Corcoran Group</i>	RX-10650666	1956	2,268
219 Seminole Ave.	\$1,950,000	20-Sep	TIERNEY O'HARA <i>Sotheby's International Realty</i>	RX-10656766	1922	2,995

*Includes single family homes and vacant residential lots priced at \$1 million or more

**Days on market from MLS number start date to sold date

†Living area

REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

September Inventory Flush With 34 Luxury Condo Listings

The Third \$7M-plus Palazzo Villa Townhome Sale Makes Top 10

Together, Ashley McIntosh and Christopher Leavitt of Douglas Elliman listed the third Palazzo Villa townhome to place in the Top 10 Sales of the last 12 months. In this latest September transaction, McIntosh and Leavitt shared the listing while Leavitt represented the buyer for 215 Brazilian Avenue, closing at \$7.4 million.

The Palm Beach luxury condo inventory experienced a large influx of new listings in the \$1 million-plus category in September with the addition of 34 properties. The Corcoran Group offered six units in the new 3550 South Ocean building, just completed in 2019. Agents Mia Morrison and Steven Presson shared listings for apartments 3B, 3E, and 5D, and Suzanne Petrizzi presented apartments 2B and 2C. Arno De Vos of Douglas Elliman added Penthouse 6A, and altogether the asking prices for the seven 3550 South Ocean condominiums totaled \$21 million.

Fern Fodiman of Sotheby's International Realty listed the two priciest condominiums of the month, a \$6.50 million Penthouse in the prestigious Palm Beach Hampton building, and a \$5 million 5th floor corner unit at the oceanfront Sun And Surf One Hundred And Thirty.

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LUXURY CONDOMINIUMS

LARGEST CONDO / CO-OP SALE—LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
215 Brazilian Ave	\$7,400,000	8-Sep	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	22	5,242

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

ADDRESS	SALE PRICE	SALE DATE	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
215 Brazilian Ave	\$7,400,000	Sep-20	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	22	5,242
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	5,098
2 Via Flagler	\$7,000,000	Jun-20	SUZANNE FRISBIE <i>Frisbie Group</i>	SUZANNE FRISBIE <i>Frisbie Group</i>	PRIVATE SALE	7,523
4 Via Flagler	\$7,000,000	Jun-20	SUZANNE FRISBIE <i>Frisbie Group</i>	SUZANNE FRISBIE <i>Frisbie Group</i>	PRIVATE SALE	7,064

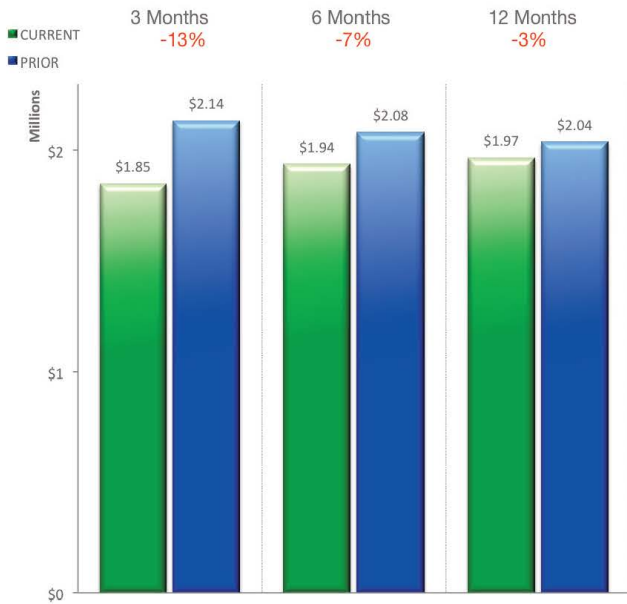
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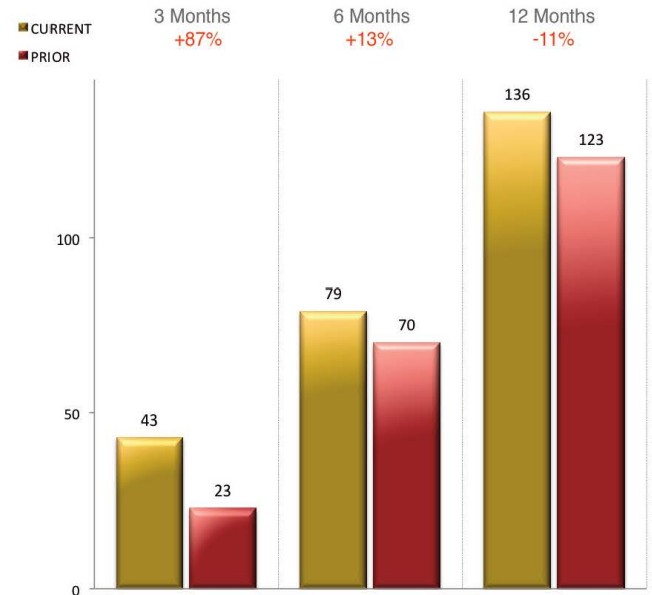
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



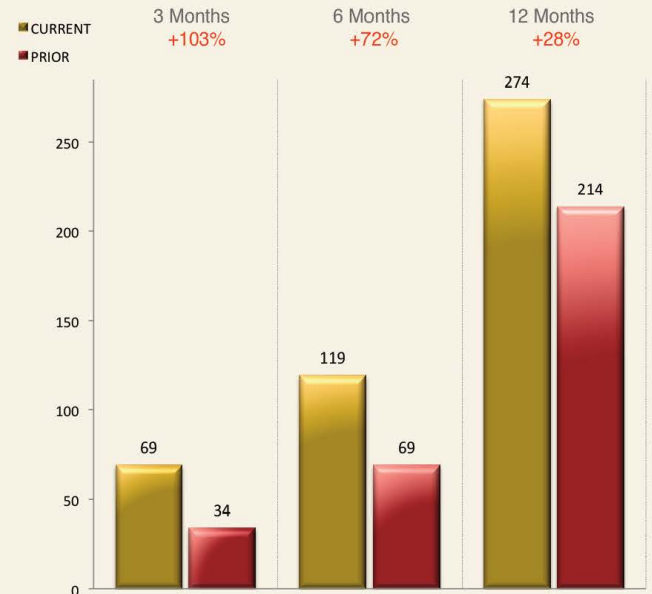
CONDOS SOLD*
 Current Year Versus Prior Year



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

LUXURY CONDO / CO-OP SALES* — SEPTEMBER 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT / AGENCY	BUYER'S AGENT / AGENCY
215 Brazilian Ave.	\$7,400,000	8-Sep	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>
360 S Ocean Blvd., 5A	\$6,800,000	17-Sep	DANA KOCH <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>
101 Worth Ave., 3A	\$5,500,000	10-Sep	GARY LITTLE / LYNN WARREN <i>Sotheby's International Realty</i>	ANN SUMMERS <i>Brown Harris Stevens</i>
100 Sunrise Ave., 520	\$3,500,000	29-Sep	UNKNOWN	UNKNOWN
133 Hammon Ave., 5	\$2,540,000	28-Sep	MATTHIAS FRETZ <i>Douglas Elliman</i>	UNKNOWN
100 Sunrise Ave., 323	\$2,500,000	1-Sep	UNKNOWN	UNKNOWN
151 Grace Trail, 0050	\$2,450,000	10-Sep	LAURA BALAS / ERIC BALAS <i>RE/MAX Ocean Properties</i>	LAURA BALAS <i>RE/MAX Ocean Properties</i>
2000 S. Ocean Blvd., 406N	\$1,850,000	29-Sep	JEFFREY RAY <i>Compass Florida</i>	KAREN DONNELLY <i>William Raveis</i>
100 Worth Ave., Ph 1	\$1,680,218	30-Sep	UNKNOWN	UNKNOWN
2000 S. Ocean Blvd., 404S	\$1,675,000	30-Sep	DANA KOCH <i>The Corcoran Group</i>	JOAN WENZEL-MESSING <i>Douglas Elliman</i>
2000 S. Ocean Blvd., 402S	\$1,600,000	16-Sep	JOAN WENZEL-MESSING / PAMELA GOTTFRIED <i>Douglas Elliman</i>	LAURA AMAN <i>The Corcoran Group</i>
2000 S. Ocean Blvd., 106S	\$1,600,000	30-Sep	FERN FODIMAN <i>Sotheby's International Realty</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>
100 Worth Ave., 406	\$1,575,000	15-Sep	BURT MINKOFF <i>Douglas Elliman</i>	ADAM ZIMMERMAN <i>Douglas Elliman</i>
3100 S. Ocean Blvd., 404N	\$1,575,000	24-Sep	SCOTT GORDON / MINDY GORDON <i>Douglas Elliman</i>	BECKY BUZZELLI <i>Partnership Realty</i>
2275 S. Ocean Blvd., 306N	\$1,100,000	1-Sep	THOR BROWN <i>The Corcoran Group</i>	JOHN CAMPBELL <i>The Corcoran Group</i>

NEW-TO-THE-MARKET CONDOS / CO-OPS* — SEPTEMBER 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT / AGENCY	MLS NUMBER	BUILT	SQ. FT. †
3100 S. Ocean Blvd., Ph 607S	\$6,495,000	10-Sep	FERN FODIMAN <i>Sotheby's International Realty</i>	RX-10654044	1985	4,619
3550 S. Ocean Blvd., 6A	\$5,350,000	30-Sep	ARNO DE VOS <i>Douglas Elliman</i>	RX-10659495	2019	3,748
100 Sunrise Ave., 502	\$4,995,000	18-Sep	FERN FODIMAN <i>Sotheby's International Realty</i>	RX-10656424	1977	1,646
308 Atlantic Ave., 2	\$4,200,000	28-Sep	JOSEPH TUMA <i>Premier Brokers International</i>	RX-10659108	1991	3,339
3550 S. Ocean Blvd., 3B	\$3,950,000	4-Sep	MIA MORRISON / STEVEN PRESSON <i>The Corcoran Group</i>	RX-10652491	2019	2,982
44 Coconut Row, 315B	\$3,950,000	11-Sep	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	RX-10654398	1956	3,056
44 Coconut Row, 426B/427B	\$3,895,000	11-Sep	SIMON ISAACS <i>Simon Isaacs Real Estate</i>	RX-10653850	1956	1,501
44 Coconut Row, 317A	\$3,850,000	24-Sep	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10658155	1956	2,026
3550 S. Ocean Blvd., 2B	\$3,800,000	4-Sep	SUZANNE PETRIZZI <i>The Corcoran Group</i>	RX-10652504	2019	2,982
255 Seminole Ave.	\$3,500,000	24-Sep	SAMANTHA CURRY / LACEY ROSS <i>Douglas Elliman</i>	RX-10657928	1998	3,735
3550 S. Ocean Blvd., Ph C	\$3,330,000	4-Sep	STEVEN PRESSON <i>The Corcoran Group</i>	20-1515	2019	2,894
150 Bradley Place, 712	\$2,500,000	4-Sep	JIM BANFORD <i>Real Estate Asset Disposition</i>	RX-10652573	1926	2,005
150 Bradley Place, 104	\$2,450,000	17-Sep	DANA KOCH <i>The Corcoran Group</i>	RX-10656093	1926	1,463
3100 S. Ocean Blvd., 703S	\$2,300,000	1-Sep	SCOTT GORDON / MINDY GORDON <i>Douglas Elliman</i>	RX-10651885	1985	2,960
100 Worth Ave., 708	\$2,250,000	3-Sep	MONIQUE MATHESON <i>Monique Matheson Properties</i>	RX-10652055	1970	1,602
3100 S. Ocean Blvd., 102S	\$2,250,000	10-Sep	CHAD CARROLL / MATTHEW DUGOW <i>Compass Florida</i>	A10925458	1985	2,244
3550 S. Ocean Blvd., 5D	\$2,162,980	4-Sep	STEVEN PRESSON / MIA MORRISON <i>The Corcoran Group</i>	RX-10652502	2019	2,606
3550 S. Ocean Blvd., 4E	\$2,114,580	4-Sep	MIA MORRISON / STEVEN PRESSON <i>The Corcoran Group</i>	RX-10652501	2019	2,711
3100 S. Ocean Blvd., 407S	\$1,995,000	21-Sep	KEVIN SLOANE <i>Sloane Real Estate</i>	RX-10656940	1985	2,618
3550 S. Ocean Blvd., 3E	\$1,981,741	4-Sep	MIA MORRISON / STEVEN PRESSON <i>The Corcoran Group</i>	RX-10652494	2019	2,711
315 S. Lake Drive, 2F	\$1,975,000	8-Sep	CRISTINA CONDON / SUZANNE AINSLIE <i>Sotheby's International Realty</i>	RX-10653371	1969	2,094
2660 S. Ocean Blvd., 701N	\$1,795,000	11-Sep	SCOTT GORDON / MINDY GORDON <i>Douglas Elliman</i>	RX-10654871	1979	2,137
2000 S. Ocean Blvd., 203N	\$1,795,000	24-Sep	LAUREN SBORDONE <i>Brown Harris Stevens</i>	RX-10657885	1981	2,494
3550 S. OCEAN Blvd., 2C	\$1,782,950	9-Sep	SUZANNE PETRIZZI <i>The Corcoran Group</i>	RX-10653726	2019	2,894
130 Sunrise Ave., 402	\$1,500,000	30-Sep	DANA KOCH <i>The Corcoran Group</i>	RX-10659487	1977	1,580
2660 S. Ocean Blvd., 405S	\$1,350,000	3-Sep	SCOTT GORDON / MINDY GORDON <i>Douglas Elliman</i>	RX-10652777	1979	1,900
3170 S. Ocean Blvd., N504	\$1,500,000	29-Sep	ERIC SAIN <i>The Keyes Company</i>	RX-10659162	1985	2,350
146 Sunset Ave., A	\$1,250,000	8-Sep	TAMERA FISHER <i>Waterfront Properties & Club Communities</i>	RX-10653872	1999	1,047
227 Australian Ave., 1D	\$1,200,000	29-Sep	BRADFORD & PAMELA MILLER <i>Bradford P Miller Real Estate</i>	RX-10659138	1985	1,287
130 Sunrise Ave., 403	\$1,200,000	30-Sep	DANA KOCH <i>The Corcoran Group</i>	RX-10659491	1977	1,673
226 Chilean Ave., 4	\$1,195,000	15-Sep	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	RX-10655734	1950	903
2600 S. Ocean Blvd., 304N	\$1,193,000	14-Sep	HORST HOHL <i>Douglas Elliman</i>	RX-10655017	1977	1,495
354 Chilean Ave., 5F	\$1,050,000	1-Sep	ELIZABETH SAVAGE <i>Brown Harris Stevens</i>	RX-10651528	1983	1,193
2774 S. Ocean Blvd., 808	\$1,050,000	22-Sep	KEITH VANDERLAAN <i>Sotheby's International Realty</i>	RX-10657196	1968	1,294

*Includes single family homes and vacant residential lots priced at \$1 million or more †Living area

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

SKA Architect's \$2.6M El Vedado Plans are Underway

Commercial Construction Begins at the Former Testa's Restaurant Building

Rogers General Contracting was granted the largest permit last month, which was also in the Top 10 of the last 12 months. The residential alteration project is valued at \$2.6 million and will renovate a sprawling estate located on the prestigious El Vedado Road. SKA Architect designed the enhancements for the traditional-style, red-brick estate that will include a restructured white-columned entranceway, and 840-square-foot stand-alone gym and a 650 square-foot dome-topped cupola.

Two additional major projects are also underway according to September permits. Whittmann Building was contracted to erect a new \$1.42 million estate at 260 Plantation Road that entails razing the current residence, landscape and hardscape, and building a two-story West Indies style residence and pool designed by Dailey Janssen Architects. The third largest permit issued in September was for a \$1.23 million commercial alteration to be built by Coastal Construction which entails a buildout of interior retail space at 223 Royal Poinciana Way (formerly Testa's Restaurant) and included a use-of-row sub permit to pour a topping slab in the back section.

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LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* — LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
220 El Vedado Road	\$2,600,000	23-Sep	Rogers General Contracting	SKA Architect + Planner		Residential Alteration

TOP 10 LARGEST BUILDING PERMITS ISSUED* — LAST 12 MONTHS

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
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
220 Brazilian Ave.	\$4,242,500	Jan-20	Strand Construction	Patrick Ryan O'Connell Architect		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
137 Dunbar Road	\$3,000,000	Jul-20	Four Points Construction	Dailey Janssen Architects		Residential New Construction
220 El Vedado Road	\$2,600,000	Sep-20	Rogers General Contracting	SKA Architect + Planner		Residential Alteration

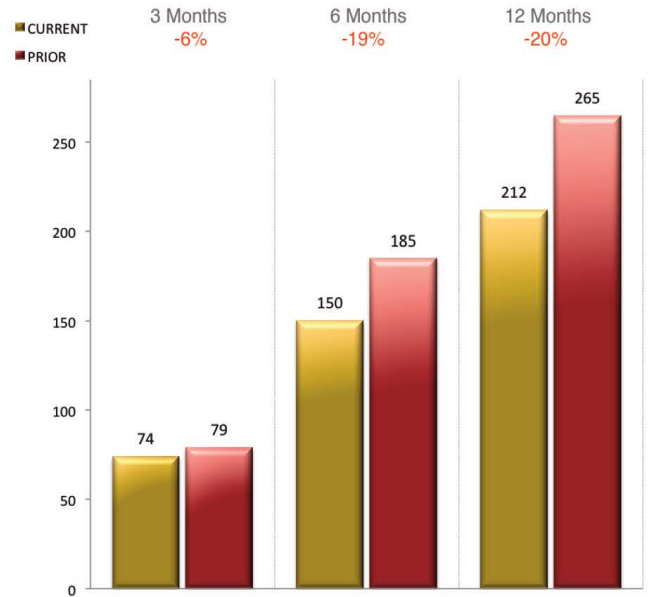
*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

Large-Scale Building Permits

TOTAL VALUE OF PROJECTS*
Current Year Versus Prior Year



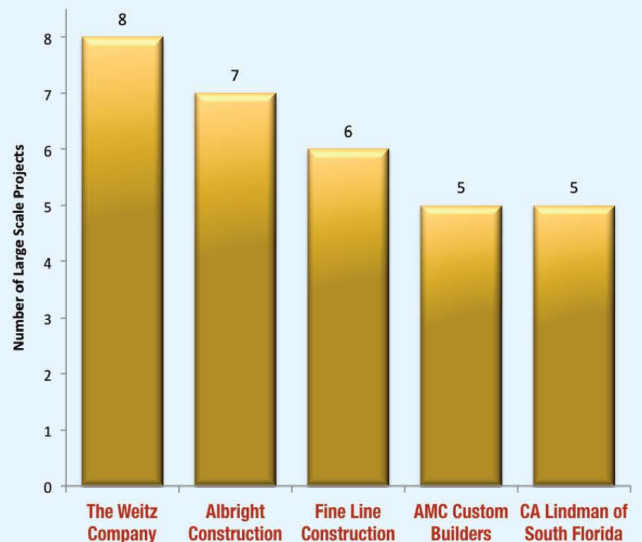
TOTAL NUMBER OF PROJECTS*
Current Year Versus Prior Year



TOP 5 CONTRACTORS
By Value of Projects
Last 12 Months



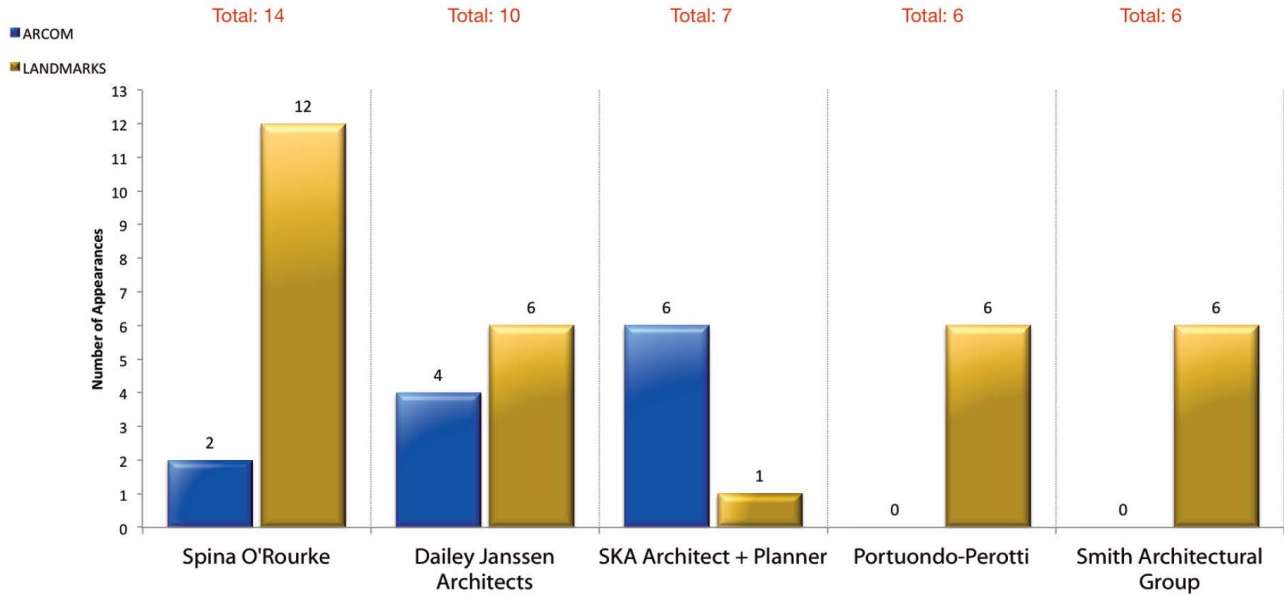
TOP 5 CONTRACTORS
By Number of Projects
Last 12 Months



*Includes Residential and Commercial New Construction, and Residential and Commercial Alteration permits issued with \$100,000 or more valuations

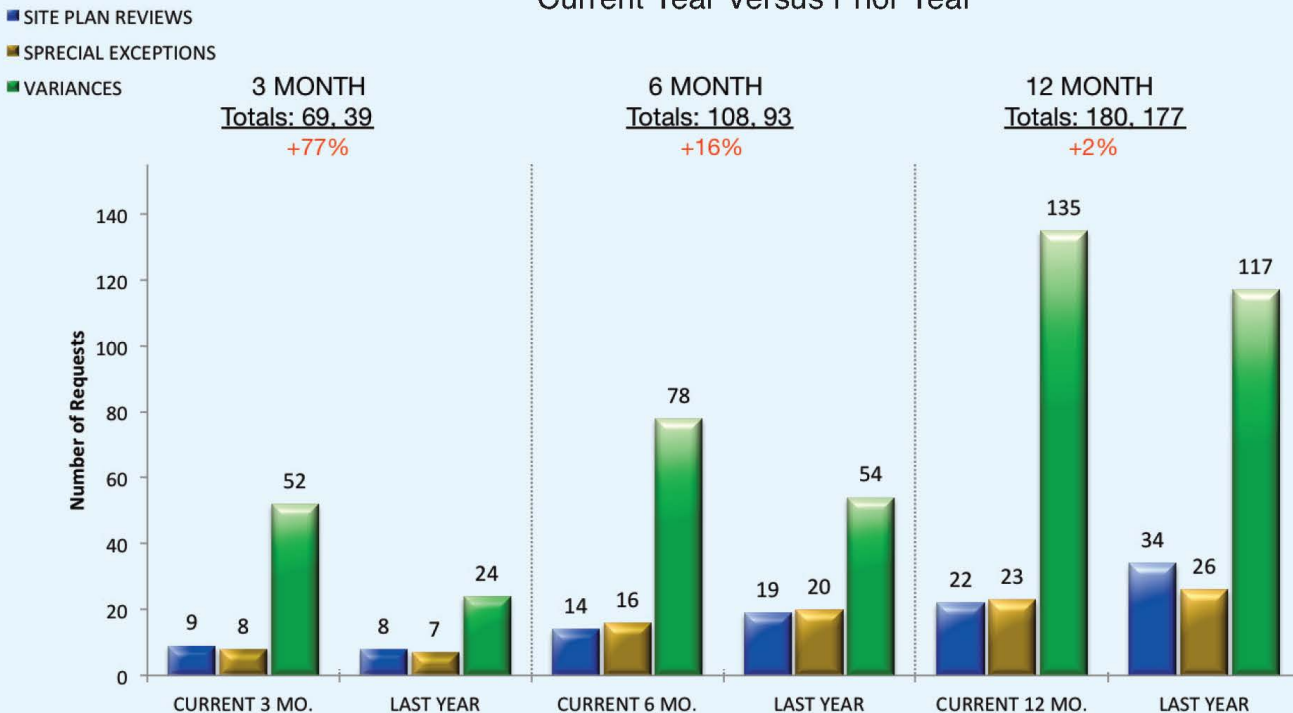
Building & Development Applications

TOP 5 ARCHITECTS For Architectural & Landmarks Appearances* — Last 12 Months



*Where each unique agenda item number is recorded as a single appearance

TOWN COUNCIL DEVELOPMENT REVIEWS Current Year Versus Prior Year





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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

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