

Rabideau Klein Brief

TOWN OF PALM BEACH

FEBRUARY 2021



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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

Billionaires Row Home Brings \$46.67M

Agent Moens Breaks His Own All-time Record with \$140M Listing

The current 12-month, 6-month and 3-month average prices of a single-family home in the million-plus category in the Town of Pam Beach show a positive trajectory that lands at a 44% increase in the average sale price for the last three months as compared to the same period of the prior year. Contributing to the steady uptrend, Linda Gary of Linda A. Gary Real Estate listed January's largest sale, an estate situated on Billionaires Row less than a mile from Trump's Mar-a-Lago. The buyer's agent was Lawrence Moens of Lawrence A. Moens Associates in the \$46.67 million transaction.

The January listing market also experienced a significant boost when Mr. Moens presented a new ocean-facing property for \$140 million, nearly twice the sale price of the largest sale of the last 12 months and the priciest residential listing in the history of the Town of Palm Beach. The second largest at 1431 S. Ocean, listed last July for \$110 million, was also presented by Mr. Moens. The contemporary estate at 535 N. County Road features a 9-bedroom home with 21,066 square-feet of living space and contributes to a 10% increase in the current three-month median price as compared to the same period of last year.

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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 †
1330 S. Ocean Blvd.	\$46,668,000	21-Jan	LINDA GARY <i>Linda A. Gary Real Estate</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	434	15,969

TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
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
300 N. Lake Way	\$55,150,000	Dec-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	PRIVATE SALE	26,696
1744 S. Ocean Blvd.	\$51,420,000	Jul-20	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	18,432
1820 S. Ocean Blvd.	\$46,750,000	Jan-21	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	ALAN QUARTUCCI <i>Brown Harris Stevens</i>	133	12,979
1330 S. Ocean Blvd.	\$46,668,000	Feb-20	LINDA GARY <i>Linda A. Gary Real Estate</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	15,969
100 El Bravo Way	\$43,250,000	Feb-20	UNKNOWN	UNKNOWN	PRIVATE SALE	14,318
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
1330 S. Ocean Blvd.	\$46,668,000	Jan-21	LINDA GARY <i>Linda A. Gary Real Estate</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	176	15,969

*Days on market from MLS number origination to sold date

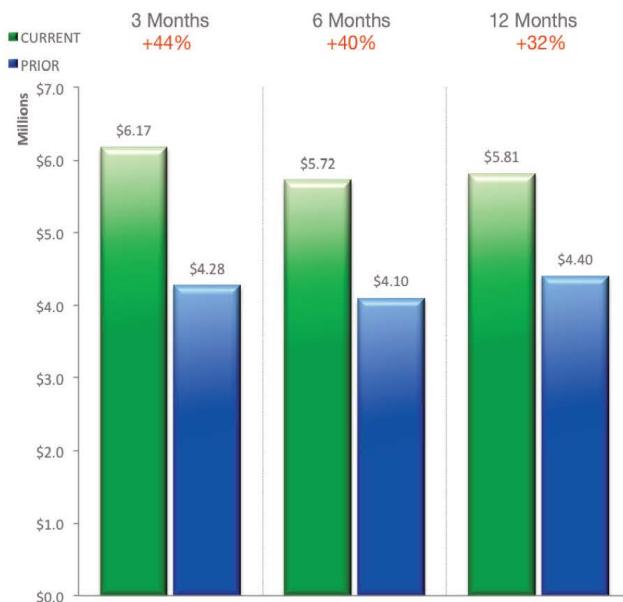
†Living area

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS SINGLE FAMILY HOMES

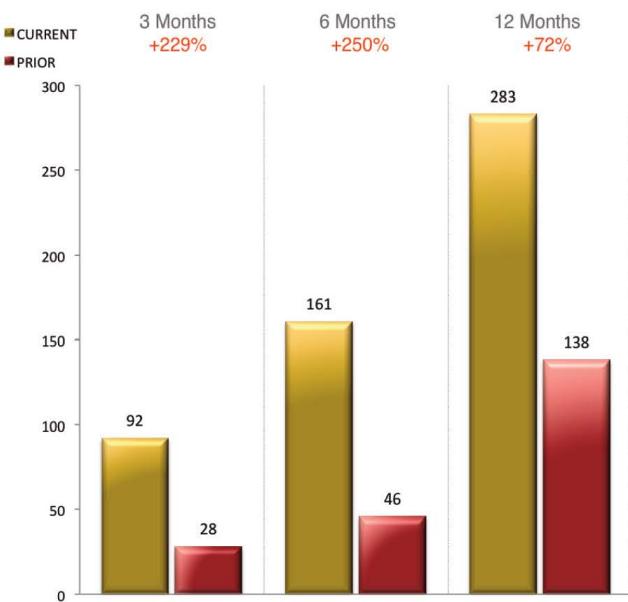
MEDIAN SELLING PRICE*

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

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

SINGLE FAMILY HOME SALES* — JANUARY 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
1330 S. Ocean Blvd.	\$46,668,000	21-Jan	LINDA GARY <i>Linda A. Gary Real Estate</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	176	15,969
326 Via Linda	\$26,741,280	7-Jan	SUZANNE FRISBIE <i>Premier Estate Properties</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	PRIVATE SALE	5,652
320 Island Road	\$26,151,000	8-Jan	CRISTINA CONDON <i>Sotheby's International Realty</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	434	7,526
273 Tangier Ave.	\$12,700,000	5-Jan	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ADAM MCPHERSON <i>Douglas Elliman</i>	PRIVATE SALE	5,652
4 Golfview Road	\$10,900,000	11-Jan	LIZA PULITZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	UNKNOWN	630	4,783
231 Nightingale Trail	\$9,700,000	6-Jan	GARY POHRER <i>Douglas Elliman</i>	MARLEY OVERMAN <i>Illustrated Properties</i>	PRIVATE SALE	6,768
234 Eden Road	\$9,350,000	5-Jan	DANA KOCH <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	33	4,256
258 Wells Road	\$8,950,000	11-Jan	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	SHEILA CROSBY <i>ONE Sotheby's International Realty</i>	84	7,391
118 Seaview Ave.	\$8,750,000	29-Jan	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	THOMAS SHAW <i>Sotheby's International Realty</i>	233	4,781
150 El Vedado Road	\$7,875,000	15-Jan	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	106	5,100
147 Dunbar Road	\$7,550,000	29-Jan	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	109	Lot
215 Via Tortuga	\$7,525,000	13-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	5,144
210 Miraflores Drive	\$7,400,000	5-Jan	ROBERT GOODNOUGH / RAJ SHRESTHA <i>Sotheby's International Realty</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	218	4,459
216 Tradewind Drive	\$7,000,000	7-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	7,100
307 Chilean Ave.	\$6,900,000	22-Jan	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	115	4,000
416 Seabreeze Ave.	\$6,800,000	20-Jan	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	369	4,588
177 Clarke Ave.	\$5,900,000	4-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	7,052
225 Seaspray Ave.	\$4,545,000	15-Jan	TODD PETER <i>Sotheby's International Realty</i>	TODD PETER <i>Sotheby's International Realty</i>	59	2,477
123 Australian Ave.	\$4,200,000	6-Jan	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	106	5,000
130 Algoma Road	\$4,100,000	15-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	3,284
254 Atlantic Ave.	\$3,637,000	6-Jan	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	271	4,853
323 Chilean Ave.	\$2,600,000	11-Jan	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	642	2,761

*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

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

SINGLE FAMILY HOME LISTINGS* — JANUARY 2020							
ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER	BUILT	SQ. FT.†
535 N. County Road	\$140,000,000	10-Jan	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	North End	21-51	2020	21,066
1020 N. Lake Way	\$26,850,000	21-Jan	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	Eden Properties	21-116		LOT
228 Via Las Brisas	\$25,500,000	8-Jan	JAMES MCCANN <i>Premier Estate Properties</i>	Phipps Estates	RX-10682888	1996	10,789
1040 N. Lake Way	\$24,950,000	25-Jan	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	Coral Estates	RX-10687149	1954	5,057
280 El Pueblo Way	\$22,000,000	22-Jan	RICHARD TRUE <i>The Corcoran Group</i>	El Encanto	21-122		
125 El Bravo Way	\$15,900,000	7-Jan	CHRIS DEITZ / JONATHAN DUERR <i>William Raveis</i>	EL Bravo Singer Annex	RX-10682707	Spec	10,000
140 Kings Road	\$11,700,000	21-Jan	STEPHANIE LEFES <i>Sotheby's International Realty</i>	Tropic Isle	RX-10686312	2,019	5,606
250 Pendleton Ave.	\$7,400,000	15-Jan	JAMES MCCANN <i>Premier Estate Properties</i>	Reverie	RX-10684701	1931	4,463
321 Barton Ave.	\$6,700,000	20-Jan	ROSALIND CLARKE <i>Premier Estate Properties</i>	Primavera Ests	21-106	1928	6,534
755 N Lake Way	\$6,500,000	19-Jan	DANA KOCH <i>The Corcoran Group</i>	Rafalsky Mark	RX-10685690	Spec	3,417
118 Via Vizcaya	\$5,750,000	6-Jan	TAMARA FISHER <i>Waterfront Properties & Club Communities</i>	Tropic Isle	RX-10682479	1951	2,669
152 Chilean Ave.	\$4,990,000	15-Jan	ROSALIND CLARK <i>Premier Estate Properties</i>	Royal Park	21-81	1925	3,620
200 Barton Ave.	\$4,550,000	4-Jan	VINCENT MAROTTA <i>Illustrated Properties</i>	Primavera Estates	RX-10681747	1926	4,139
221 Monterey Road	\$4,495,000	28-Jan	STEVE SIMPSON <i>William Raveis</i>	Gregory Addition	RX-10584245	1940	9,148
240 Mockingbird Trail	\$4,250,000	6-Jan	WILLIAM YAHN <i>The Corcoran Group</i>	Mockingbird Trail	RX-10682352	1951	3,409
241 List Road	\$3,295,000	21-Jan	ELAINE EDWARDS <i>Brown Harris Stevens</i>	List Addition	RX-10686320	1958	2,843

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

†Living area

REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

Tiffany Building Penthouse Enters Market at Nearly \$20M

Two In-town Townhomes Bring Close to \$6M Each

Described as the “*largest penthouse in Palm Beach*” in its promotional literature, the priciest condominium listing of the month is the penthouse of the recently renovated Tiffany building in downtown Palm Beach with an asking price of \$19.5 million. The 259 Worth Avenue property brought to market by Gary Poher and John Reynolds of Douglas Elliman Palm Beach features five bedrooms, 9,876 square-feet of living space, and three fireplaces. The rooftop residence is slated to be finished in 2021 to the final specifications of its new owner.

Two condominiums closed at price points around \$6 million in January. In a private sale, 219 Brazilian Avenue, the fourth luxury townhome to be sold in the new Palazzo Villas in downtown Palm Beach brought \$6.05 million. The second largest sale was for a spacious 3,700 square-foot apartment in the trendy oceanfront Palm Beach Towers. The three-unit combined residence brought \$5.85 million. Cappy Abraham of Palm Beach Residential Properties held the listing and Anderson Ohman of Illustrated Properties represented the buyer.

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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 †
219 Brazilian Ave.	\$6,050,000	28-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	5,776

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

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
100 Sunrise Ave., Ph 2 & C46	\$14,000,000	Nov-20	LAWRENCE MOENS Lawrence A. Moens Associates	HAROLD MATHESON Monique Matheson Properties	182	8,841
237 Brazilian Ave.	\$13,666,500	Oct-20	SUZANNE FRISBIE Premier Estate Properties	UNKNOWN	155	12,248
3 Via Flagler	\$10,770,000	Dec-20	SUZANNE FRISBIE Premier Estate Properties	TODD PETER Sotheby's International Realty	114	5,475
104 Gulfstream Road	\$10,495,000	Nov-20	CHRISTIAN ANGLE Christian Angle Real Estate	SUZANNE FRISBIE Premier Estate Properties	837	5,260
150 Bradley Place, C13	\$9,640,000	Oct-20	UNKNOWN	UNKNOWN	PRIVATE SALE	190
110 Sunset Ave., E2B	\$9,140,000	Mar-20	SUZANNE FRISBIE Premier Estate Properties	CRIS CONDON Sotheby's International Realty	121	5,670
167 Seabreeze Ave.	\$8,405,000	Nov-20	JAMES MCCANN Premier Estate Properties	NICHOLAS GRODZICKI Sotheby's International Realty	126	7,021
2 N. Breakers Row, S41	\$7,675,000	May-20	LAWRENCE MOENS Lawrence A. Moens Associates	PAULETTE KOCH / DANA KOCH The Corcoran Group	489	3,394
215 Brazilian Ave	\$7,400,000	Sep-20	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH Douglas Elliman	CHRISTOPHER LEAVITT Douglas Elliman	22	5,242
221 Brazilian Ave.	\$7,000,000	Feb-20	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH Douglas Elliman	CHRISTIAN ANGLE Christian Angle Real Estate	165	5,390

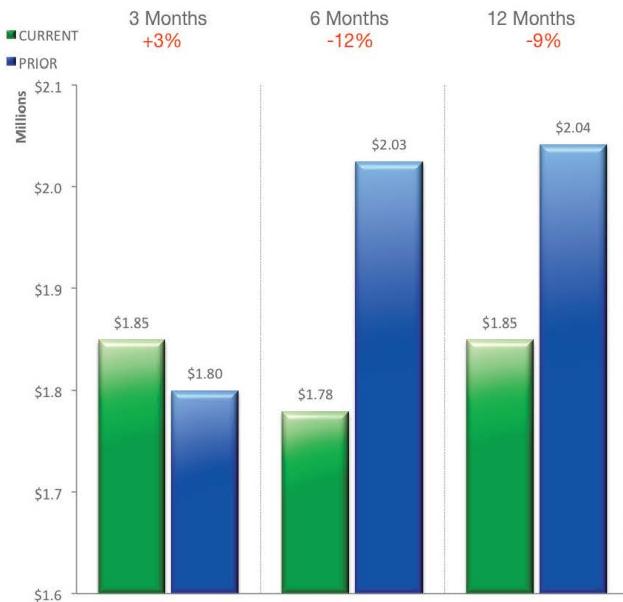
**Days on market from MLS number origination to sold date

†Living area

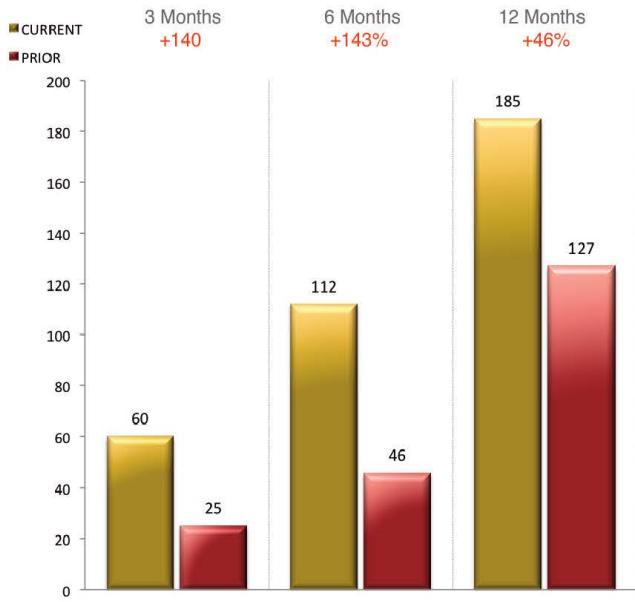
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS CONDOMINIUMS

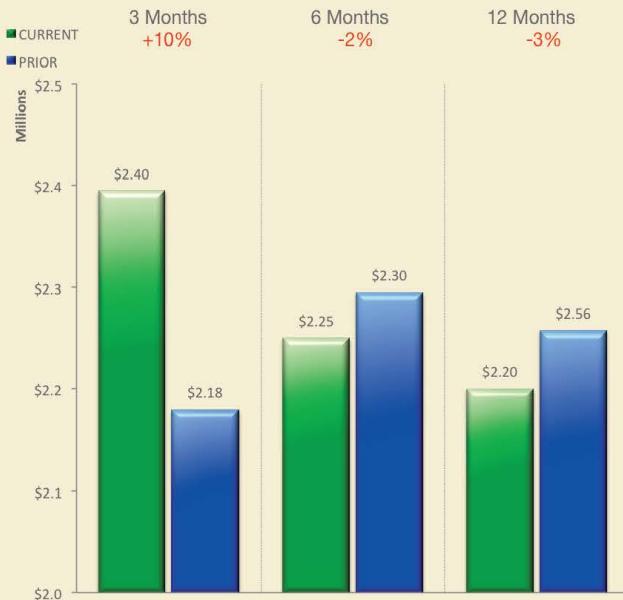
MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



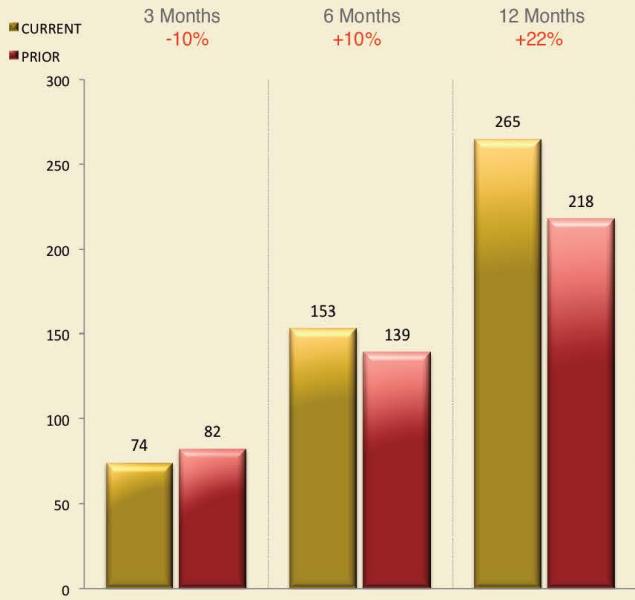
CONDOS SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



CONDOS LISTED*
 Current Year Versus Prior Year



PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

LUXURY CONDO / CO-OP SALES* — JANUARY 2021						
ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
219 Brazilian Ave.	\$6,050,000	4-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	5,776
44 Cocoanut Row., 310B	\$5,850,000	28-Jan	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	ANDERSON OHMAN <i>Illustrated Properties</i>	639	3,700
309 Everglade Ave.	\$3,050,000	29-Jan	TODD PETER <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	608	1,364
340 Brazilian Ave., 2020	\$2,900,000	5-Jan	BRADFORD MILLER <i>Bradford P. Miller real Estate</i>	BRADFORD MILLER <i>Bradford P. Miller real Estate</i>	160	2,323
2770 S. Ocean Blvd., 401N	\$2,800,000	1-Jan	DANA KOCH <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	212	4,370
100 Worth Ave., 713	\$2,737,500	19-Jan	ASHLEY MCINTOSH / CHRISTOPHER LEAVIT <i>Douglas Elliman</i>	KERRY WARWICK <i>The Corcoran Group</i>	378	3,180
301 Everglade Ave., 10	\$2,649,350	29-Jan	BURT MINKOFF <i>Douglas Elliman</i>	SIMON ISAACS <i>Simon Isaacs Real Estate</i>	319	4,821
401 Worth Ave., 201	\$2,600,000	5-Jan	BRADFORD MILLER / PAMELA MILLER <i>Bradford P. Miller real Estate</i>	TODD PETER <i>Douglas Elliman</i>	236	3,120
340 S. Ocean Blvd., 3E	\$2,200,000	5-Jan	BRADFORD MILLER <i>Bradford P. Miller real Estate</i>	BRADFORD MILLER <i>Bradford P. Miller real Estate</i>	190	2,076
3440 S. Ocean Blvd., 603N	\$1,800,000	15-Jan	GUY CLARK <i>Douglas Elliman</i>	GUY CLARK <i>Douglas Elliman</i>	215	2,131
3100 S. Ocean Blvd., 207S	\$1,550,000	14-Jan	HEIDI BONCHER <i>Douglas Elliman</i>	SCOTT GORDON <i>Douglas Elliman</i>	224	2,618
400 S. Ocean Blvd., 224	\$1,435,000	15-Jan	SIMON ISAACS <i>Simon Isaacs Real Estate</i>	CHRISTOPHER LEAVIT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	352	1,716
330 S. Ocean Blvd., 1G	\$1,400,000	22-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	2,465
369 S. Lake Drive., 1G	\$1,300,125	14-Jan	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	UNKNOWN	401	2,180
2600 S. Ocean Blvd., 101N	\$1,200,000	29-Jan	JUDITH LYONS / KENNETH LYONS <i>William Raveis</i>	MINDY GORDON <i>Douglas Elliman</i>	39	2,848
2580 S. Ocean Blvd., 1A3	\$1,100,000	19-Jan	RYAN GALNES / MICHAEL HARRIS <i>Douglas Elliman</i>	MICHAEL HARRIS <i>Douglas Elliman</i>	154	2,724
227 Australian Ave., 3C	\$1,059,000	21-Jan	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	265	1,287
369 S. Lake Drive, 1F	\$1,020,975	14-Jan	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	UNKNOWN	742	1,620
3120 S. Ocean Blvd., 3-302	\$1,001,058	5-Jan	SCOTT GORDON <i>Douglas Elliman</i>	SCOTT GORDON <i>Douglas Elliman</i>	438	2,497

*Includes condominiums and co-operatives priced at \$1 million or more

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†Living area

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

LUXURY CONDO / CO-OP LISTINGS* — JANUARY 2021

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER	BUILT	SQ. FT. [†]
259 Worth Ave.	\$19,500,000	26-Jan	GARY POHRER / JOHN REYNOLDS <i>Douglas Elliman</i>	Royal Park	RX-10687398	2021	9,876
2 N. Breakers Row, N31	\$12,850,000	6-Jan	LAWRENCE MOENS <i>Lawrence A. Moen Associates</i>	Breakers Row	21-19	1986	3,243
44 Cocoanut Row, 519/520B	\$8,995,000	8-Jan	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	Palm Beach Towers	RX-10683603	1956	3,347
100 Worth Ave., 118	\$6,750,000	13-Jan	CRISSY POORMAN <i>Sotheby's International Realty</i>	Winthrop House	RX-10684723	1970	3,218
100 Royal Palm Way, B3	\$4,750,000	27-Jan	DENISE SEGRAVES <i>William Raveis</i>	One Royal Palm Way	RX-10687844	1969	2,131
150 Bradley Place, 904	\$4,500,000	6-Jan	SHIRLEY WYNER <i>William Raveis</i>	Palm Beach Biltmore	RX-10682723	1926	1,915
3000 S. Ocean Blvd., 507	\$3,995,000	18-Jan	LAWRENCE MOENS <i>Lawrence A. Moen Associates</i>	Bellaria	21-94	2006	3,680
2100 S. Ocean Blvd., 408S	\$3,900,000	25-Jan	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	Two Thousand Condo	21-133	1980	3,107
200 . Ocean, 5	\$3,200,000	4-Jan	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT <i>Douglas Elliman.</i>	Warden House	RX-10682675	1922	1,858
330 Cocoanut Row, 4C	\$2,700,000	21-Jan	ASHLEY COPELAND <i>Brown Harris Stevens.</i>	330 Cocoanut Row	RX-10687122	1982	1,640
2000 S. Ocean Blvd., 201S	\$2,495,000	25-Jan	DANA KOCH <i>The Corcoran Group</i>	Two Thousand	RX-10687464	1981	3,262
340 S. Ocean Blvd., 5F	\$2,495,000	2-Feb	KYLE BLACKMON <i>Compass Florida</i>	Lowell House	F10269631	1967	18,726
340 S. Ocean Blvd., 4A	\$2,295,000	30-Jan	ROBIN TURNER <i>Lang Realty</i>	Lowell House	RX-10688935	1967	2,076
330 S. Ocean Blvd., 5B	\$2,100,000	18-Jan	TODD PETER <i>Sotheby's International Realty</i>	Three Thirty Ocean	RX-10685959	1977	1,928
2660 S. Ocean Blvd., 5	\$2,095,000	7-Jan	JEFFREY RAY <i>Jeffrey Ray LLC</i>	Beach Point	RX-10682600	1979	2,606
2100 S. Ocean Blvd., 606N	\$1,999,999	25-Jan	WENDY BOWES <i>The Corcoran Group</i>	Twenty One Hundred	RX-10687159	1980	2,222
3440 S. Ocean Blvd., 303S	\$1,999,999	10-Jan	GUS SARIDIS <i>Luxe Real Estate Brokers</i>	Halcyon	RX-10683361	1980	2,131
2100 S. Ocean Blvd., 306S	\$1,750,000	4-Jan	PATRICIA TOWLE <i>Sotheby's International Realty</i>	Sloan's Curve	RX-10681932	1980	2,494
3560 S. Ocean Blvd., Ph-1	\$1,749,500	19-Jan	STEPHEN HALL <i>Compass Florida</i>	Thirty Five Sixty	RX-10685679	1982	2,025
2000 S. Ocean Blvd., 30S	\$1,649,000	22-Jan	JOAN WENZEL-MESSING / PAMELA GOTTFRIED <i>Douglas Elliman</i>	Sloans Curve II	RX-10686519	1981	2,494
2660 S. Ocean Blvd., 702N	\$1,495,000	11-Jan	HORST HOHL <i>Douglas Elliman</i>	Beach Point	RX-10683849	1979	1,900
226 Chilean Ave., 4	\$1,475,000	11-Jan	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	Chilian Court	RX-10683683	1950	903
2660 S. Ocean Blvd., 702-S	\$1,300,000	8-Jan	SCOTT & MINDY GORDON <i>Douglas Elliman</i>	Beach Point	RX-10682834	1979	1,900
3120 S. Ocean Blvd., 2502	\$1,250,000	5-Jan	DANA KOCH <i>The Corcoran Group</i>	3120 Building	RX-10682155	1984	2,497
201 Everglade Ave., 106	\$1,200,000	20-Jan	ANDREAS ANUSAVICE <i>NB Elite Realty</i>	French Villas	A10985723	1968	1,440

*Includes condominiums and co-operatives listings priced at \$1 million or more

[†]Living area

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

New Tennis Pavilion for Extensive 800 S. County Renovation

Baldwin Innovative Builders Preserve and Polish Landmarked 1928 Estate

Last month, Baldwin Innovative Builders was issued their fourth permit for the extensive renovation of the landmarked property at 800 S. County Road. The entire project includes a landmarked residence, accessory buildings, boathouse and dock and minor hardscape and cosmetic changes. The current permit is for a new \$1.5 million two-story tennis pavilion. The prior three permits included structural repairs to the main house including removal of roofing and boathouse stabilization to ready the structures for lifting, and the construction of the addition of a south wing, totaling \$1.055 million in valuations altogether. In preparation for the renovation, the Landmarks Preservation Commission approved plans to elevate the two-story main house, the connected garage and a pool cabana, replace the dock, and demolish structural additions that were built in the 1990's. The Town Council approved a total of 20 Estate Residential Variance requests submitted by Deruisseaux Land Trust for the project. Built in 1928, the original estate was designed by Addison Mizner.

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LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* – LAST MONTH

ADDRESS	VALUE	ISSUED	CONTRACTOR	ARCHITECT	TYPE
800 S. County Road	\$1,500,000	13-Jan	Baldwin Innovative Builders	SKA Architect + Planner	Residential New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED* – LAST 12 MONTHS

ADDRESS	VALUE	ISSUED	CONTRACTOR	ARCHITECT	TYPE
525 N. County Road	\$11,500,000	Jun-20	Davis General Contracting	Smith Architectural Group	Residential New Construction
1 S. County Road	\$6,200,000	May-20	The Weitz Company	UNKNOWN	Commercial Alteration
920 N. Lake Way	\$5,400,000	Oct-20	Davis General Contracting	MP Design & Architecture	Residential New Construction
130 Banyan Road	\$4,800,000	Oct-20	Rogers General Contracting	Smith and Moore Architects	Residential New Construction
220 Brazilian Ave.	\$4,242,500	Jun-20	Strand Construction		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
135 Wells Road	\$2,879,640	Nov-20	Wildes Builders	N/A	Residential New Construction
217 Mockingbird Trail	\$2,700,000	Oct-20	Tim Givens Building & Remodeling	Stanly Dixon Architect	Residential New Construction

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

PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

Large-Scale Building Permits

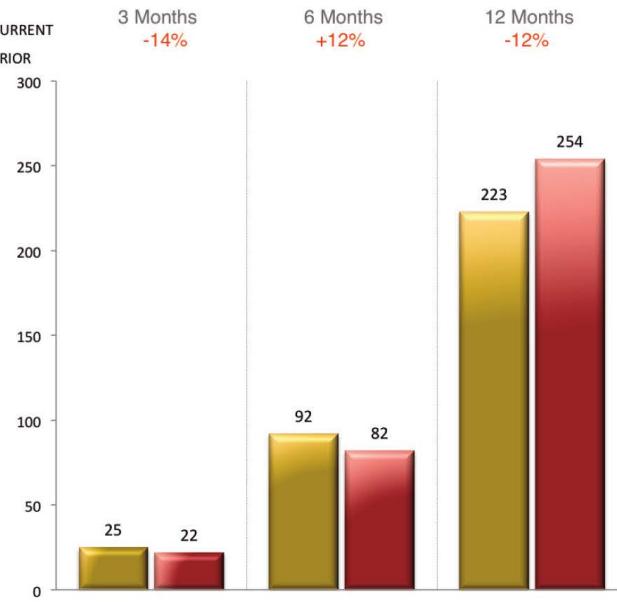
TOTAL VALUE OF PROJECTS*

Current Year Versus Prior Year



TOTAL NUMBER OF PROJECTS*

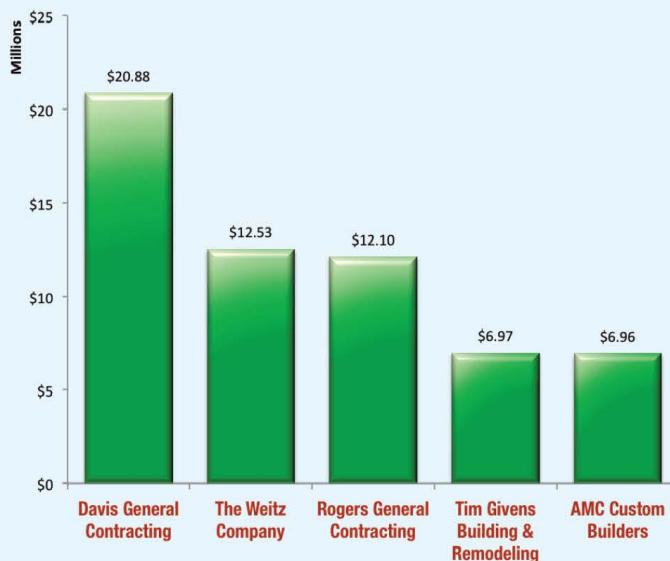
Current Year Versus Prior Year



Top Contractors of Large-Scale Projects

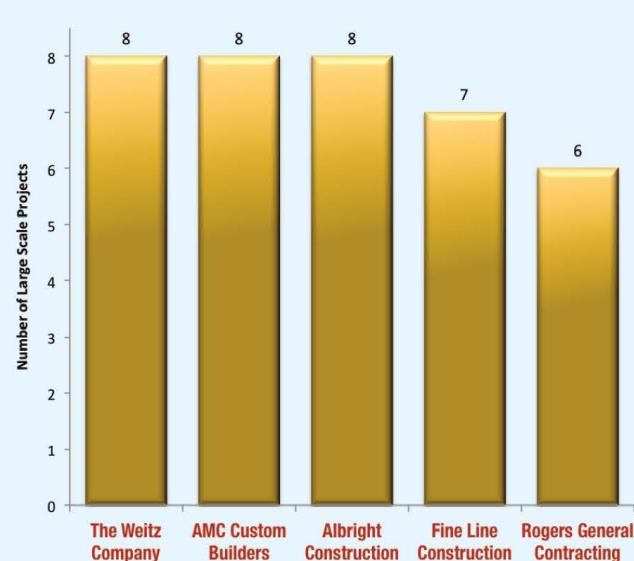
TOP 5 BY VALUE OF PROJECTS*

for Last 12 Months



TOP 5 BY NUMBER OF PROJECTS*

for Last 12 Months

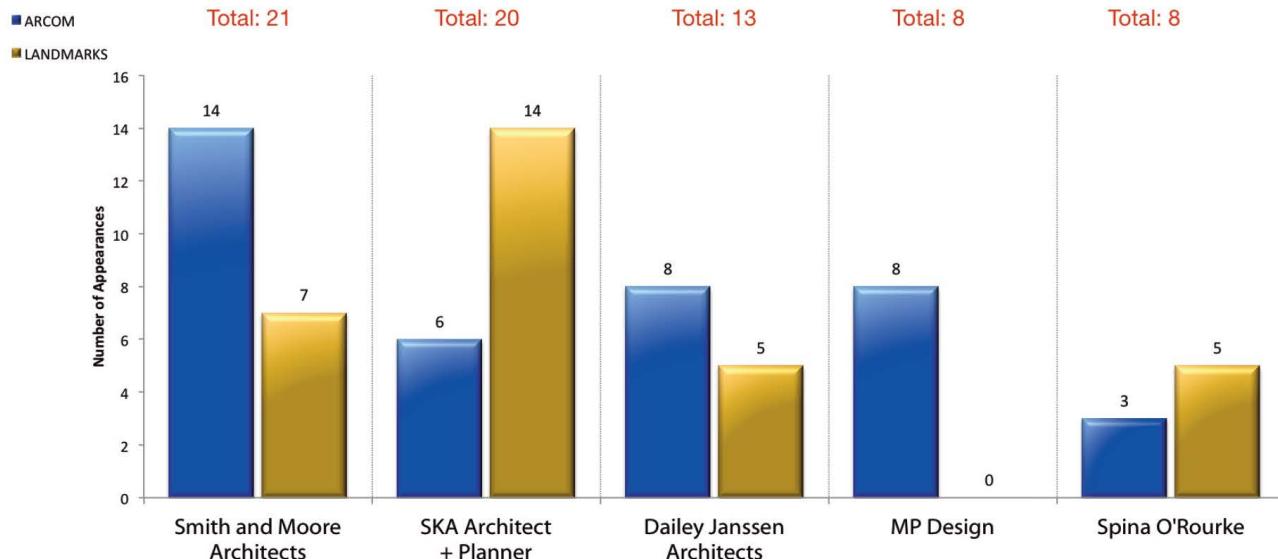


*Includes Residential and Commercial New Construction, and Residential and Commercial Alteration permits issued with \$100,000 or more valuations

PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

Building & Development Applications

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



*Each unique agenda item number is recorded as a single appearance

Town Council Development Reviews

Current Year Versus Prior Year





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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

Florida 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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