

Rabideau Klein Brief

TOWN OF PALM BEACH

MARCH 2021



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REAL ESTATE HIGHLIGHT: RESIDENTIAL ESTATES / LOTS

\$123M Spec Home Tops Town and State Sales Charts

The Little Month of February Packed a Mighty Punch—\$396M in Luxury Home Sales

In the category of \$1 million-plus single-family home sales, more dollars were rang up during the month of February than any other month in the history of Palm Beach, with the exception of one. According to MLS feeds and public records, there was a total of \$395.67 million worth of luxury homes sold in February, surpassed only by last June's total of \$402.02 million. The record-breaking month was due in large part to the three transactions that made the Top 10 of the last twelve months, and most significantly, the \$122.70 million sale of 535 N. County Road. The beachfront speculation mansion is now the largest sale in Palm Beach history, and also in the state of Florida. Lawrence Moens of Lawrence A. Moens Associates held the listing, and Christopher Leavitt of Douglas Elliman represented the buyer.

The positive real estate numbers surged across the board with double-digit percentage increases in \$1 million-plus single-family sales for the last three-month, six-month and 12-month periods as compared to the prior year, and triple-digit percentage increases in the number of homes sold during the last three-month and six-month periods.

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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 †
535 N. County Road	\$122,695,954	21-Feb	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	41	21,066

TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
535 N. County Road	\$122,695,954	Feb-21	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	41	21,066
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
905 N. Ocean Blvd.	\$68,385,000	Feb-21	UNKNOWN	UNKNOWN	PRIVATE SALE	6,621
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
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
1440 S. Ocean Blvd.	\$42,000,000	Feb-21	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

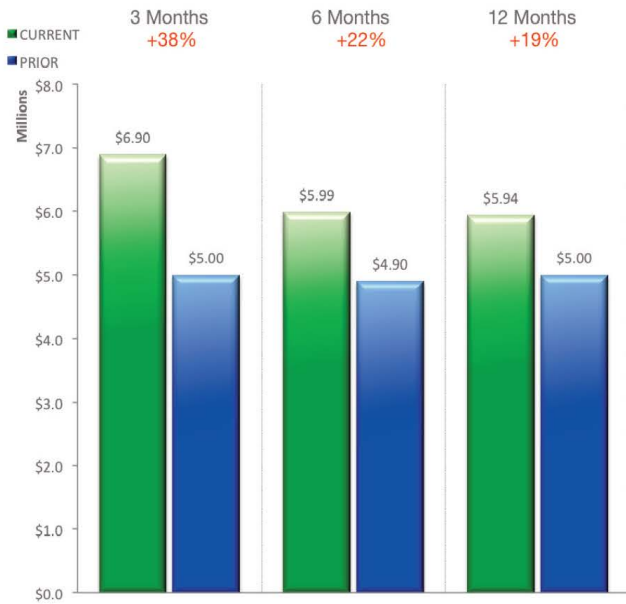
*Days on market from MLS number origination to sold date

†Living area

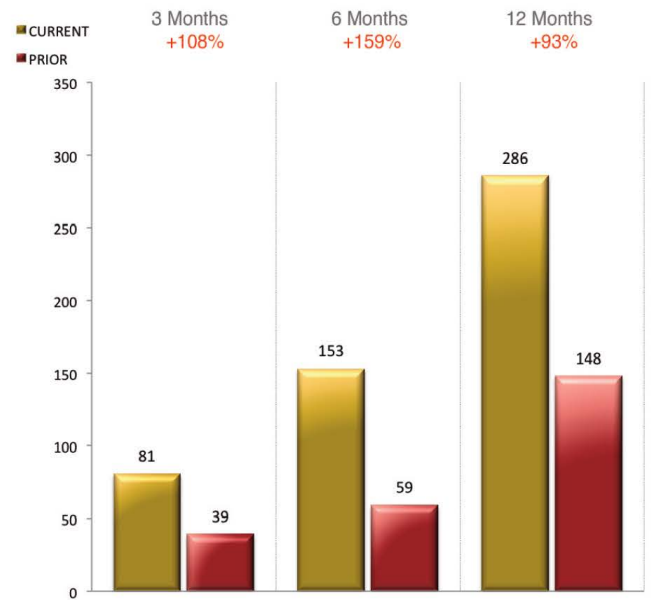
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS SINGLE FAMILY HOMES

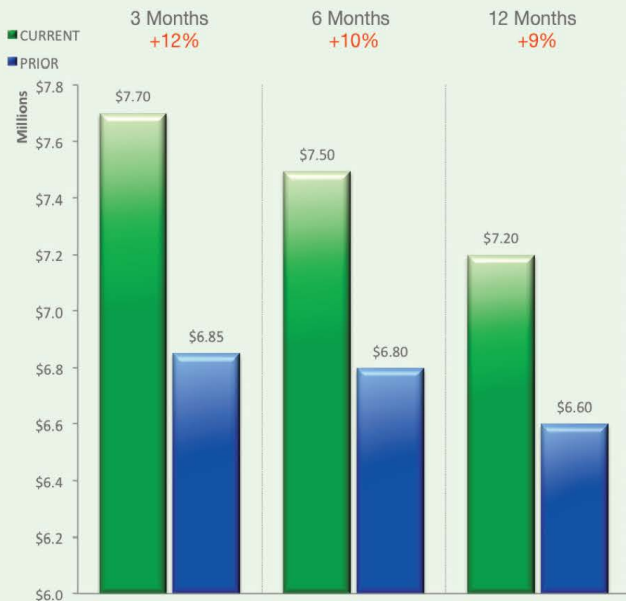
MEDIAN SELLING PRICE*
Current Year Versus Prior Year



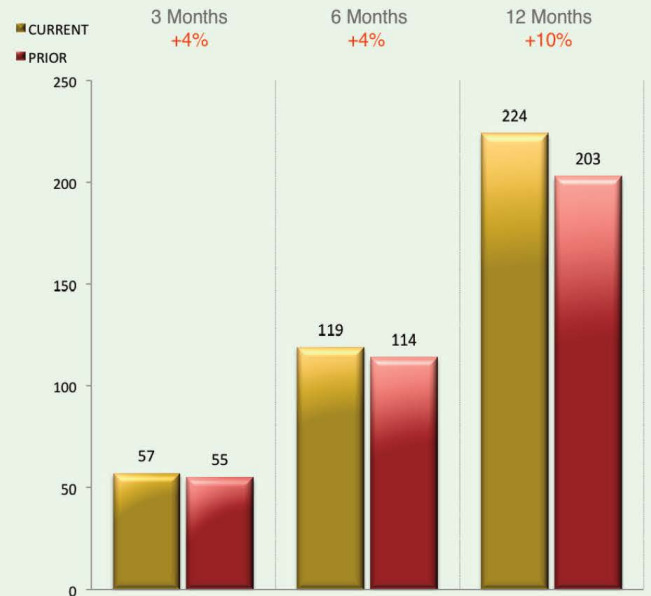
HOMES SOLD*
Current Year Versus Prior Year



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

LUXURY SINGLE FAMILY HOME SALES* — FEBRUARY 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
535 N. County Road	\$122,695,954	11-Feb	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	41	21,066
905 N. Ocean Blvd.	\$68,385,000	19-Feb	UNKNOWN	UNKNOWN	PRIVATE SALE	11,222
1440 S. Ocean Blvd.	\$42,000,000	26-Feb	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	Lot
965 N. Ocean Blvd.	\$34,150,000	22-Feb	UNKNOWN	UNKNOWN	PRIVATE SALE	Lot
790 S. County Road	\$30,985,000	8-Feb	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ANN SUMMERS <i>Brown Harris Stevens</i>	936	14,300
756 Hi Mount Road	\$14,259,375	17-Feb	UNKNOWN	UNKNOWN	PRIVATE SALE	11,073
1540 S. Ocean Blvd.	\$10,500,000	12-Feb	JOHN CAMPBELL <i>The Corcoran Group</i>	THOR BROWN <i>The Corcoran Group</i>	0	3,595
200 El Bravo Way	\$9,615,000	24-Feb	LINDA GARY <i>Linda A. Gary Real Estate</i>	VICTORIA REYNOLDS <i>The Fanjul Associates</i>	PRIVATE SALE	5,798
171 Via Bellaria	\$8,000,000	25-Feb	JIM MCCANN <i>Premier Estate Properties</i>	JIM MCCANN <i>Premier Estate Properties</i>	126	7,865
201 Ocean Terrace	\$7,949,160	12-Feb	JIM MCCANN <i>Premier Estate Properties</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>	128	5,844
201 Banyan Road	\$7,630,000	24-Feb	CATHY CASELLA <i>Brown Harris Stevens</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	215	6,308
970 N. Ocean Blvd.	\$7,195,000	16-Feb	ALISON NEWTON <i>Douglas Elliman</i>	DONNA LEDERMAN <i>Waterfront Properties & Club Communities</i>	148	4,054
261 Sanford Ave.	\$6,150,000	18-Feb	GARY LITTLE / LYNN WARREN <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	148	4,419
232 Tradewind Drive	\$5,992,588	25-Feb	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	167	4,298
444 Chilean Ave.	\$5,400,000	11-Feb	JAMES EDWARDS <i>Sotheby's International Realty</i>	LISA CREGAN <i>Sotheby's International Realty</i>	183	3,075
200 Barton Ave.	\$4,650,000	26-Feb	VINCE MAROTTA <i>Illustrated Properties</i>	PATRICIA SOUSA <i>Partnership Realty</i>	53	4,139
245 Queens Lane	\$4,300,000	22-Feb	UNKNOWN	UNKNOWN	PRIVATE SALE	3,078
169 Seaview Ave.	\$3,800,000	26-Feb	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	TIERNEY O'HARA <i>Sotheby's International Realty</i>	95	7,588
2285 Ibis Isle Road E.	\$1,950,000	9-Feb	UNKNOWN	UNKNOWN	PRIVATE SALE	3,628

*Includes single family homes and residential lots priced at \$1 million or more **Days on market from MLS number origination to sold date †Living area

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

LUXURY SINGLE FAMILY HOME NEW LISTINGS* — FEBRUARY 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER	BUILT	SQ. FT.†
901 N. Ocean Blvd.	\$84,000,000	18-Feb	CHRIS DEITZ / JONATHAN DUERR <i>William Raveis</i>	North End	RX-10693472	2021	15,306
149 E. Inlet Drive	\$78,500,000	8-Feb	DANA KOCH <i>Sotheby's International Realty</i>	Sea Isle Estates	RX-10690931	2020	7,686
1450 N. Lake Way	\$45,000,000	4-Feb	BRADFORD MILLER <i>Bradford P Miller Real Estate</i>	Esplanade Estates	RX-10690398	1940	10,933
320 Island Road	\$45,000,000	18-Feb	SUZANNE FRISBIE <i>Premier Estate Properties</i>	Island Road	RX-10693421	2014	7,526
110 Clarendon Ave.	\$33,500,000	23-Feb	SONJA STEVENS <i>Sotheby's International Realty</i>	Lucom Addition	RX-10694940	1999	11,835
120 Clarendon Ave.	\$22,900,000	20-Feb	MANUELA YANEZ <i>William Raveis</i>	Lucom Addition	RX-10693898	2001	9,413
12 Lagomar Road	\$16,900,000	10-Feb	JIM MCCANN <i>Premier Estate Properties, Inc.</i>	Lagomar Park	RX-10691629	1928	6357
244 Fairview Road	\$9,300,000	19-Feb	TONI HOLLIS <i>Waterfront Properties & Club Communities</i>	Rafalsky Mark	RX-10693740	Spec	4,183
209 Sandpiper Drive	\$9,100,000	4-Feb	WILLIAM YAHN <i>The Corcoran Group</i>	Dodge Estates	RX-10689908	2019	5,067
271 Plantation Road	\$7,750,000	5-Feb	JOHN PICKETT <i>Brown Harris Stevens</i>	East Shore Addition	21-211	2003	4,834
232 Bahama Lane	\$7,700,000	2-Feb	CRISTA RYAN <i>Tina Fanjul Associates</i>	Bahama	RX-10689323	2019	4,340
115 Parc Monceau	\$7,500,000	24-Feb	TONI HOLLIS / GLORIA MORE <i>Waterfront Properties & Club Communities</i>	Parc Monceau	RX-10694949	1960	3,673
239 Monterey Road	\$7,400,000	5-Feb	MICHAEL COSTELLO / DANIELLE MCCARROLL <i>Douglas Elliman</i>	Gregory Addition	RX-10690841	2021	3,735
264 Sandpiper Drive	\$6,800,000	26-Feb	CRISTA RYAN <i>Tina Fanjul Associates</i>	Dodge Estates	RX-10695466	1969	3,433
220 Coral Lane	\$6,795,000	12-Feb	LINDA SIEGFRIED <i>Linda A. Gary Real Estate</i>	Stotesbury Park	21-248	1950	4,964
236 Pendleton Ave.	\$6,400,000	1-Feb	CHUCK POOLE <i>Douglas Elliman</i>	Reverie	RX-10688975	1948	3,338
273 List Road	\$6,000,000	16-Feb	GARY POHRER <i>Douglas Elliman</i>	List Addition	RX-10692895	1960	2,543
211 Seabreeze Ave.	\$5,900,000	25-Feb	EILIZABETH DEWOODY / PETER CONN <i>Compass Florida</i>	Poinciana Park	RX-10695908	1925	2,692
346 Seabreeze Ave.	\$4,995,000	25-Feb	ROSALIND CLARK <i>Premier Estate Properties</i>	Poinciana Park	RX-10695827	2003	6,098
334 Chilean Ave.	\$4,795,000	10-Feb	JOHN CREGAN <i>Sotheby's International Realty</i>	ROYAL PARK	21-240	lot	lot
250 Sandpiper Drive	\$4,500,000	17-Feb	CRISTINA CONDON <i>Sotheby's International Realty</i>	Dodge Estates	21-267	1989	4,436
251 Park Ave.	\$2,475,000	23-Feb	JEROME DE SAINT HIPPOLYTE <i>The Corcoran Group</i>	Bungalow Park	21-299	1924	3,485

*Includes single family homes and residential lots priced at \$1 million or more *Days on market from MLS number origination to sold date †Living area

REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

Luxury Condo Sales Approach \$100M in Record-Breaking Month Breakers Row Condo Enters Market at \$16.5M

February's real estate explosion also resounded in the condominium market where the total dollar volume of sales in the \$1 million-plus category was \$95.88 million, the all time largest sales month for \$1-million-plus condominiums in the history of Palm Beach, seconded by last December's total of \$69.05 million. Outstanding transactions include the \$7.05 million sale of an apartment near the top of Two North Breakers Row, which also made the Top 10 of the last 12 months. The second largest of the month was the \$6.18 million sale of a spacious five-bedroom corner penthouse in the South Tower of The Palm Beach Hampton. Christian Angle of Christian Angle Real Estate held the Breakers Row listing and Lawrence Moens represented the buyer. Gloria M. Rodriguez-Allsup of Douglas Elliman listed the Hampton penthouse and Fern Fodiman of Sotheby's International Realty represented the buyer.

On the listings side, Cristina Condon of Sotheby's International Realty presented February's largest listing for \$16.5 million, which was also the second largest condo listing of 2021. The property, Apartment 42 at Two North Breakers Row, a 3,000-plus square-foot ocean-facing apartment, also includes a cabana.

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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 †
2 N. Breakers Row, N41	\$7,050,000	17-Feb	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	254	3,243

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 <i>Lawrence A. Moens Associates</i>	HAROLD MATHESON <i>Monique Matheson Properties</i>	182	8,841
237 Brazilian Ave.	\$13,666,500	Oct-20	SUZANNE FRISBIE <i>Premier Estate Properties</i>	UNKNOWN	155	12,248
3 Via Flagler	\$10,770,000	Dec-20	SUZANNE FRISBIE <i>Premier Estate Properties</i>	TODD PETER <i>Sotheby's International Realty</i>	114	5,475
104 Gulfstream Road	\$10,495,000	Nov-20	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	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 <i>Premier Estate Properties</i>	CRIS CONDON <i>Sotheby's International Realty</i>	121	5,670
167 Seabreeze Ave.	\$8,405,000	Nov-20	JAMES MCCANN <i>Premier Estate Properties</i>	NICHOLAS GRODZICKI <i>Sotheby's International Realty</i>	126	7,021
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
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
2 N. Breakers Row, N41	\$7,050,000	Feb-21	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	254	3,243

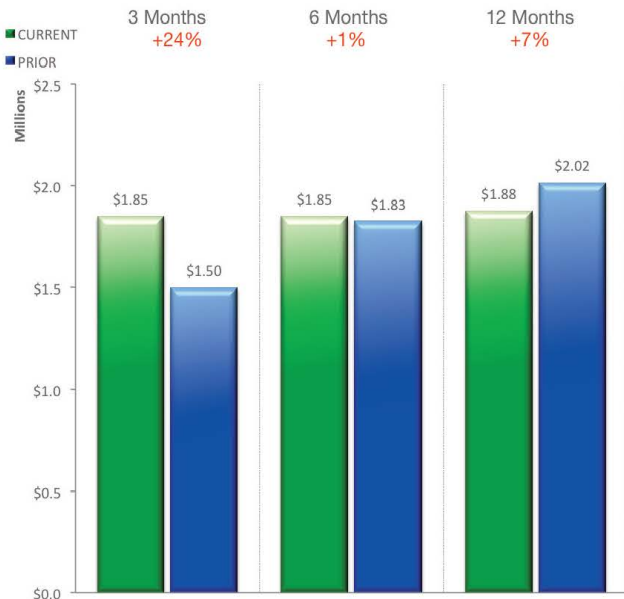
**Days on market from MLS number origination to sold date

†Living area

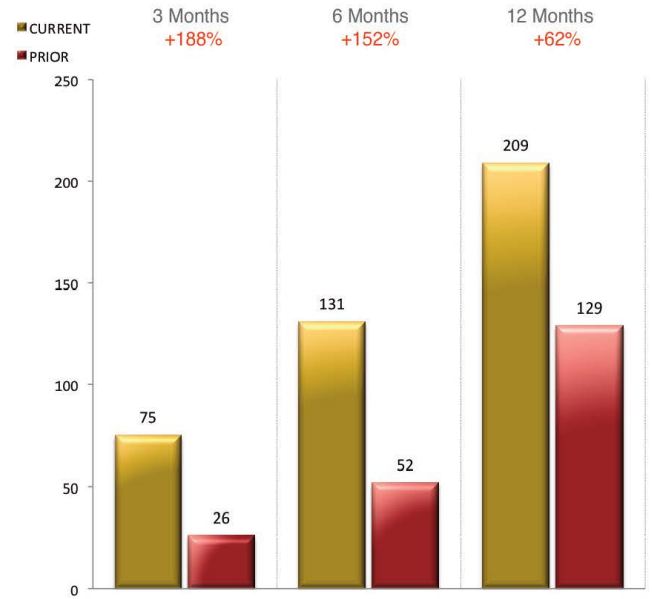
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REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



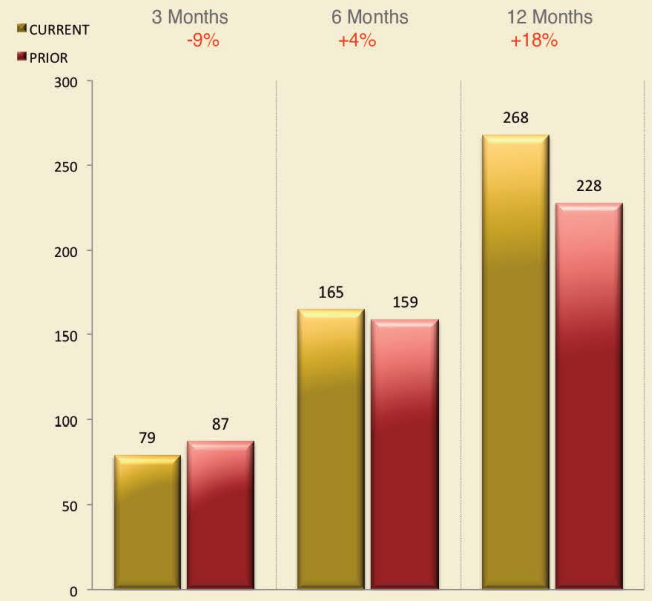
CONDOS SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



CONDOS LISTED*
 Current Year Versus Prior Year



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

LUXURY CONDO / CO-OP SALES* — FEBRUARY 2021

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM**	SQ FT †
2 N. Breakers Row, N41	\$7,050,000	17-Feb	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	253	3,243
3100 S Ocean Blvd., Ph-605S	\$6,175,000	16-Feb	GLORIA RODRIGUEZ-ALLSUP <i>Douglas Elliman</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	82	4,860
100 Sunrise Ave., 511	\$5,800,000	4-Feb	UNKNOWN	UNKNOWN	Private sale	2,025
3550 S. Ocean Blvd., 2A	\$4,000,000	16-Feb	TODD PETER <i>Sotheby's International Realty</i>	RICHARD HELLER <i>United Realty Group</i>	472	3,390
2100 S. Ocean Blvd., 408S	\$3,775,000	4-Feb	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	9	3,107
308 Atlantic Ave., 2	\$3,765,500	23-Feb	JOSEPH TUMA <i>Premier Brokers International</i>	JOSEPH TUMA <i>Premier Brokers International</i>	147	3,339
2100 S. Ocean Blvd., 601S	\$3,712,500	5-Feb	LISA CREGAN <i>Sotheby's International Realty</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	102	3,107
330 S. Ocean Blvd., 5F	\$3,255,000	25-Feb	KYLE KAHRIMAN <i>Brown Harris Stevens</i>	ROBIN DONNELLEY <i>Sotheby's International Realty</i>	59	2,965
328 Chilean Ave	\$3,000,000	26-Feb	ADAM MCPHERSON / PAUL BERGMAN <i>Douglas Elliman</i>	ADAM MCPHERSON <i>Douglas Elliman</i>	148	2,568
2770 S. Ocean Blvd., 401N	\$2,800,000	1-Feb	DANA KOCH <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	243	4,370
2500 S. Ocean Blvd., 2C1	\$2,750,000	12-Feb	SCOTT & MINDY GORDON <i>Douglas Elliman</i>	LAURA URNESS <i>Lang Realty</i>	64	2,590
200 N. Ocean Blvd., 6	\$2,400,000	26-Feb	GARY POHRER <i>Douglas Elliman</i>	GARY POHRER <i>Douglas Elliman</i>	81	1,843
434 Chilean Ave., Ph-7B	\$2,400,000	8-Feb	MARY BOYKIN <i>Sotheby's International Realty</i>	UNKNOWN	228	1,690
150 Bradley Place, 104	\$2,275,000	3-Feb	DANA KOCH <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	139	1,463
2500 S. Ocean Blvd., 3B3	\$2,270,000	25-Feb	LAURA BECK-LEVITT / WILLIAM LEVITT <i>NV Realty Group</i>	LAURA BECK-LEVITT <i>NV Realty Group</i>	235	2,590
330 Coconut Row, Ph-B	\$2,200,000	8-Feb	CARLIE SEYMOUR <i>Brown Harris Stevens</i>	LIZA PULTZER <i>Brown Harris Stevens</i>	124	1,770
2000 S. Ocean Blvd Unit 104S	\$2,100,000	26-Feb	DANA KOCH <i>The Corcoran Group</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	129	3,280
3000 S. Ocean Blvd., 402	\$1,950,000	25-Feb	SCOTT & MINDY GORDON <i>Douglas Elliman</i>	MIA MORRISON <i>Douglas Elliman</i>	260	2,668
315 S. Lake Drive, 2F	\$1,900,000	1-Feb	CRISTINA CONDON / SUZANNE AINSLIE <i>Sotheby's International Realty</i>	JOHN PANGBORN <i>The Corcoran Group</i>	146	2,094
100 Worth Ave., 220	\$1,800,000	3-Feb	TARYN PISANESCHI / ROGER PISANESCHI <i>Compass Florida</i>	CHRISTY LARRIMORE <i>Engel & Voelkers</i>	43	1,717
400 S. Ocean Blvd., 221-S	\$1,800,000	15-Feb	JIM COSEL / JOSE GALLO <i>Sotheby's International Realty</i>	THOR BROWN <i>The Corcoran Group</i>	1106	1,716
2150 Ibis Isle Road, Ph-5	\$1,799,000	22-Feb	MARYANN CHOPP <i>Sotheby's International Realty</i>	MARYANN CHOPP <i>Sotheby's International Realty</i>	84	5,700
3140 S. Ocean Blvd., 505S	\$1,700,000	4-Feb	UNKNOWN	UNKNOWN	Private sale	2,695
2784 S. Ocean Blvd., 401S	\$1,595,000	5-Feb	MARYANN CHOPP <i>Sotheby's International Realty</i>	JOAN WENZEL-MESSING <i>Douglas Elliman</i>	85	2,069
2100 S. Ocean Blvd., 207N	\$1,525,000	16-Feb	DEVIN KALVAITIS <i>Florida Trend Realty</i>	KAREN DONNELLY <i>William Raveis</i>	84	2,385
2660 S. Ocean Blvd., 204N	\$1,425,000	22-Feb	UNKNOWN	UNKNOWN	Private sale	2,606
2784 S. Ocean Blvd., 403E	\$1,370,000	12-Feb	SAMANTHA CURRY / LACEY ROSS <i>Douglas Elliman</i>	SAMANTHA CURRY <i>Douglas Elliman</i>	84	2,021
434 Chilean Ave., 2A	\$1,350,000	2-Feb	LIZA PULTZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	ASHLEY O'NEIL <i>Douglas Elliman</i>	33	1,293
130 Sunrise Ave., 519W	\$1,250,000	16-Feb	UNKNOWN	UNKNOWN	Private sale	1,673
2784 S. Ocean Blvd., 201N	\$1,250,000	12-Feb	SCOTT GORDON <i>Douglas Elliman</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	64	1,863
170 N. Ocean Blvd., 304	\$1,230,000	22-Feb	KAREN PRAYIAS <i>Sotheby's International Realty</i>	GINA ROBICHAUX <i>Coldwell Banker Realty</i>	118	1,395
227 Australian Ave., 1D	\$1,150,000	22-Feb	BRADFORD MILLER <i>Bradford P Miller Real Estate</i>	ANN SUMMERS <i>Brown Harris Stevens</i>	146	1,287
2600 S. Ocean Blvd., 503N	\$1,100,000	Feb-21	CHRISTY LARRIMORE <i>Engel & Voelkers</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>	369	1,600
401 Peruvian Ave., 1030	\$1,050,000	Feb-21	ELIZABETH SAVAGE <i>Brown Harris Stevens</i>	ELIZABETH SAVAGE <i>Brown Harris Stevens</i>	67	1,175

*Includes condominiums and co-ops priced at \$1 million or more **Days on market from MLS number origination to sold date †Living area

LUXURY CONDO / CO-OP NEW LISTINGS* — FEBRUARY 2021

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER	BUILT	SQ. FT.†
2 N. Breakers Row., N42	\$16,500,000	3-Feb	CRISTINA CONDON / KEVIN CONDON <i>Sotheby's International Realty</i>	2 North Breakers Row	RX-10689708	1986	3,129
101 Worth Ave., 2B	\$8,975,000	25-Feb	ROSALIND CLARKE <i>Premier Estate Properties</i>	Kirkland House	RX-10695821	1974	4,097
150 Bradlhey Place, 712E	\$6,000,000	15-Feb	DEBORAH GINSBURG / DALE PERRAULT <i>Nest Seekers Florida</i>	Biltmore	RX-10692565	1926	2,005
360 S. Ocean Blvd., 3B	\$5,600,000	3-Feb	CRISTINA CONDON / KEVIN CONDON <i>Sotheby's International Realty</i>	Dunster House	RX-10689624	1978	2,535
345 Australian Ave.	\$4,950,000	26-Feb	LIZA PULITZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	Casas De Carlos	RX-10695509	1971	3,447
219 Everglade Ave.	\$4,595,000	12-Feb	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	Ocean Park	RX-10692649	1995	3,288
330 S. Ocean Blvd., 51	\$3,700,000	24-Feb	SHAUNA DUMAS <i>Donohue Real Estate</i>	330 South Ocean	21-315	1,977	2,850
2660 S. Ocean Blvd., 501W	\$3,750,000	16-Feb	LAURENCE MOENS <i>Lawrence A. Moens Real Estate</i>	Beach Point	RX-10692837	1979	4,094
3000 S. Ocean Blvd., 204	\$3,695,000	17-Feb	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	Bellaria	21-260	2006	3,808
2774 S. Ocean Blvd., 603	\$2,900,000	2-Feb	KEITH VANDERLAAN <i>Sotheby's International Realty</i>	Ambassador	21-193	1968	1,700
340 S. Ocean Blvd., 5F	\$2,495,000	3-Feb	KYLE BLACKMON / PATRICK CLANCY <i>Compass Florida</i>	Lowell House	FX-10269631	1967	18,726
150 Bradley Place, 404-D	\$2,395,000	7-Feb	BRENDA NUZZOLO / JAMES TORRANCE <i>Keller Williams</i>	Biltmore	RX-10693397	1926	1,444
100 Worth Ave., 502	\$2,325,000	8-Feb	CRISSY POORMAN / MARY BOYKIN <i>Sotheby's International Realty</i>	Winthrop House	RX-10691147	1970	1,588
100 Worth Ave., 711	\$2,200,000	11-Feb	CHRISTINE FRANKS <i>Sotheby's International Realty</i>	Winthrop House	RX-10600145	1970	1,590
2774 S. Ocean Blvd., 803	\$1,975,000	12-Feb	KEITH VANDERLAAN <i>Sotheby's International Realty</i>	Ambassador	RX-10692389	1968	1,500
434 Chilean Ave., 6B	\$1,925,000	4-Feb	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	Eliot House	RX-10690020	1980	1,316
2660 S. Ocean Blvd., 503N	\$1,850,000	20-Feb	RONNIE HASOZBEK-GARCIA <i>Premier Estate Properties</i>	Beach Point	RX-10694903	1979	2,606
3440 S. Ocean Blvd., 601N	\$1,699,999	2-Feb	MARIA FURTADO <i>The Keyes Company</i>	Halcyon	RX-10689212	1980	2,078
3400 S. Ocean Blvd., 2DII	\$1,699,000	18-Feb	ERIC SCHREIBER / MORGAN THOMPSON <i>Leibowitz Realty Group</i>	Atriums	RX-10693375	1979	2,119
2660 S. Ocean Blvd., 204S	\$1,499,000	18-Feb	MICHAEL WEPPNER / BRANDON WEPPNER <i>Compass Florida</i>	Beach Point	RX-10691071	1979	2,606
311 Cocconut Row, 201	\$1,495,000	18-Feb	JOHN PANGBORN <i>The Corcoran Group</i>	311 Cocconut Row	RX-10693318	1956	1,666
311 Cocconut Row, 202	\$1,495,000	18-Feb	JOHN PANGBORN <i>The Corcoran Group</i>	311 Cocconut Row	RX-10693321	1956	1,666
170 N. Ocean Blvd., 410	\$1,375,000	15-Feb	KAREN LINDHOLM <i>Red Reef Realty</i>	Ocean Towers	RX-10692625	1968	1,395
226 Chilean Ave., 6	\$1,325,000	10-Feb	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	Chilian Court	RX-10691416	1950	980
3390 S. Ocean Blvd., 203	\$1,290,000	9-Feb	KEITH VANDERLAAN <i>Sotheby's International Realty</i>	Emeraude	RX-10691212	1982	2,145
2600 S. Ocean Blvd., 401W	\$1,250,000	1-Feb	JUDY & KENETH LYONS <i>William Raveis</i>	Twenty Six Hundred	RX-10689283	1978	3,626
389 S. Lake Drive, 3F	\$1,035,000	1-Feb	SUZANNE FRISBIE / DANIEL EKEROLD <i>Premier Estate Properties</i>	Three Eighty Nine	RX-10689090	1967	1,682
320 Chilean Ave., 6	\$1,025,000	20-Feb	KRISTA DOWNEY <i>KDRE, Inc.</i>	320 Chilean	RX-10693921	1964	1,167

*Includes condominiums and co-ops priced at \$1 million or more **Days on market from MLS number origination to sold date †Living area

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

New Estates for Mockingbird Trail and Ibis Isle Neighborhoods

\$5.2M Total Valuations for Large-scale Building Permits Pulled in February

February's largest construction permit was issued to Sabatello Construction of Florida to commence work on a new estate at 261 Nightingale Trail. Plans include landscape, pool and a two-story residence. The drive will be flanked with Coconut Palms and the two-story residence will feature twin entryway columns, and a slightly elevated profile as designed by Smith and Moore Architects. Another new home project is slated for the Ibis Isle neighborhood at 2315 Ibis Isle Road for the erection of a 6.9 thousand square-foot two-story home. Owen M. Sanderson pulled the \$1.53 million permit for the Roy and Posey designed gated estate where the residence blueprint includes a parapeted interior courtyard with see-through front-to-back views via spacious window treatments.

Although the current three-month total valuation for large-scale building projects in the \$100 thousand-plus category shows a 39% decline as compared to the same period of the prior year, last month, 9 permits were issued with a total valuation of \$5.2 million, nearly double the valuation of \$3.2 million of February 2020.

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LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* — LAST MONTH

ADDRESS	VALUE	ISSUED	CONTRACTOR	ARCHITECT	TYPE
261 Nightingale Trail	\$2,098,000	22-Feb	Sabatello Construction	Smith and Moore Architects	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

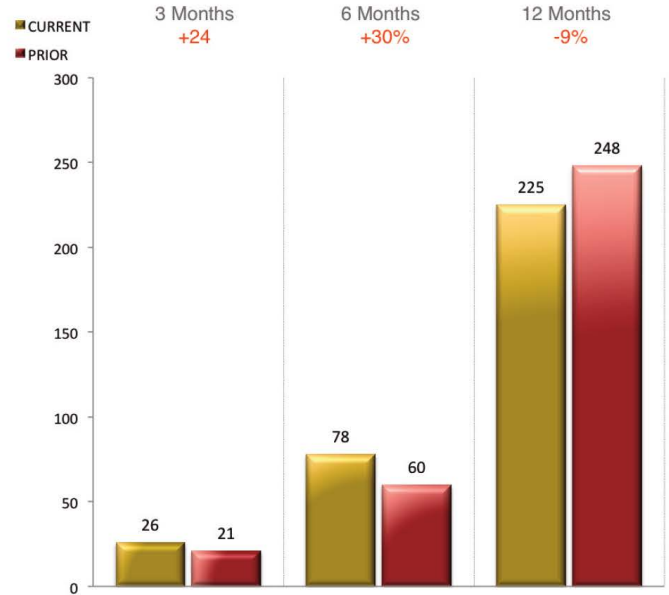
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

Large-Scale Building Permits

TOTAL VALUE OF PROJECTS*
Current Year Versus Prior Year

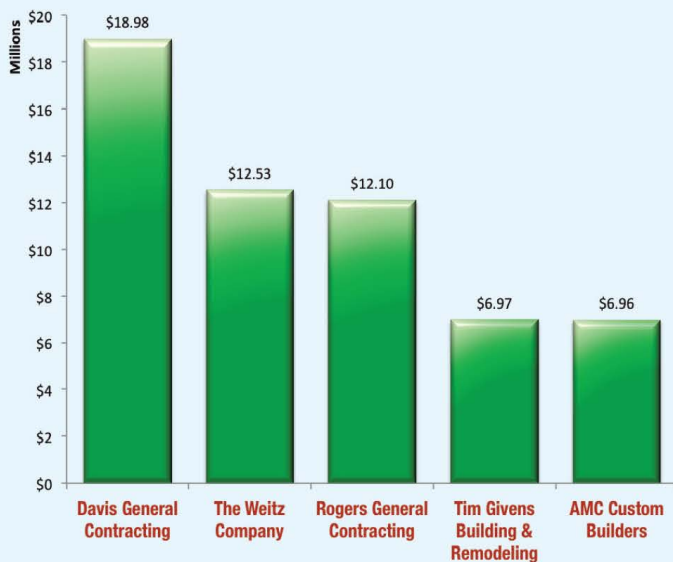


TOTAL NUMBER OF PROJECTS*
Current Year Versus Prior Year

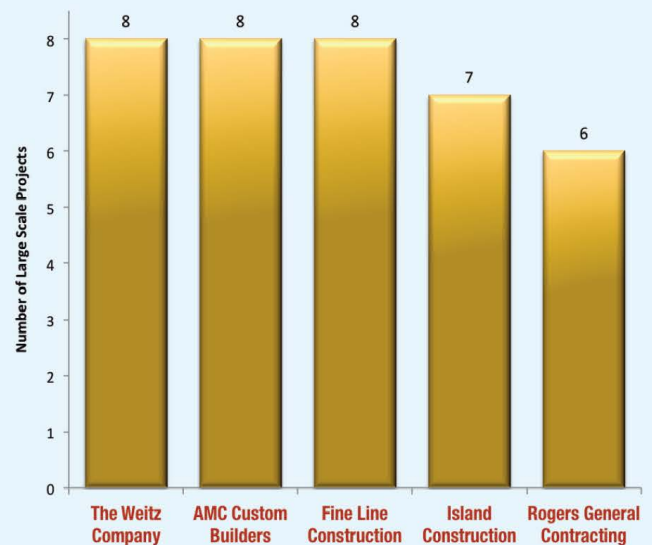


Top Contractors of Large-Scale Projects

TOP 5 BY VALUE OF PROJECTS*
for Last 12 Months



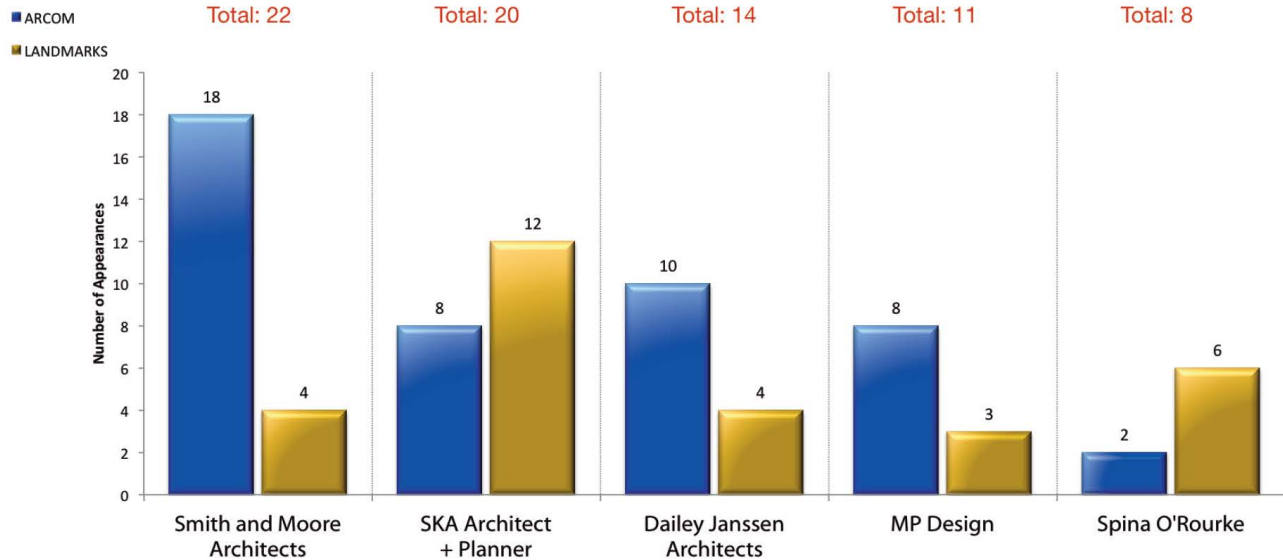
TOP 5 BY NUMBER OF PROJECTS*
for Last 12 Months



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

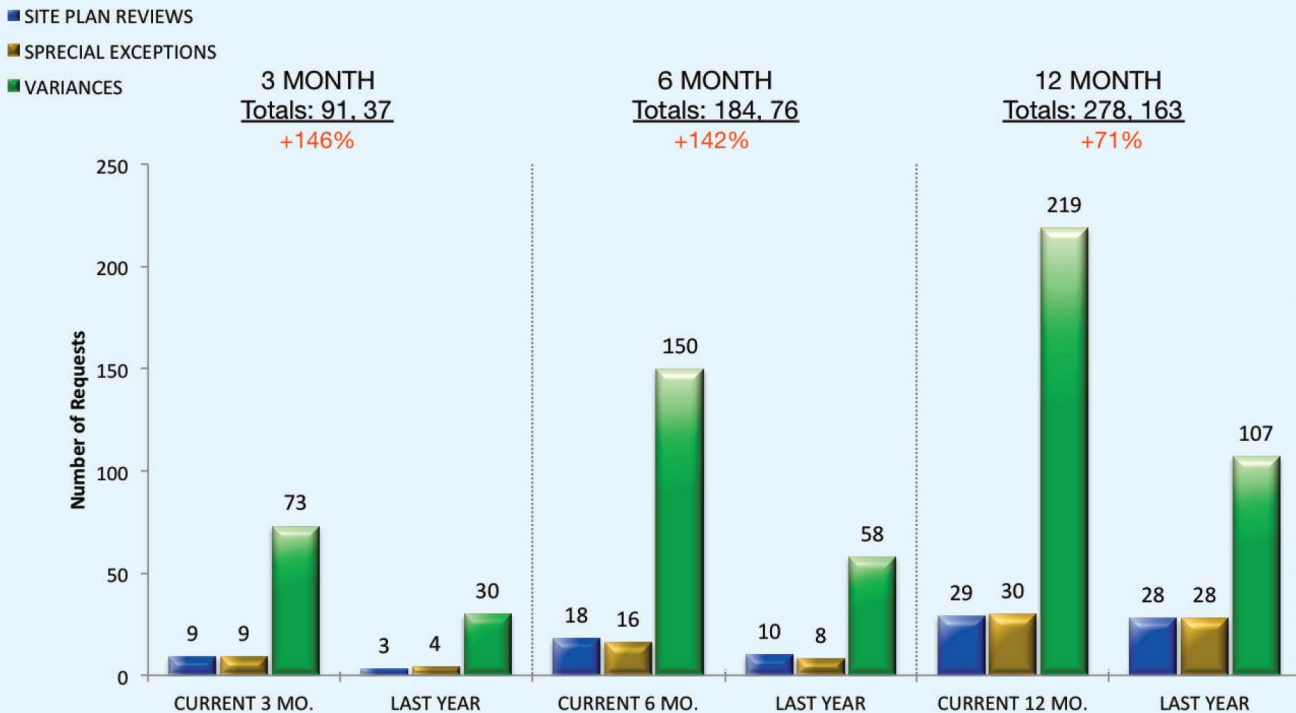
Building & Development Applications

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





REAL ESTATE

Our dedicated firm provides counsel in the broad arena of property commerce regulation including acquisitions and dispositions, lease preparation and review, title matters, and water access issues.

CROSS BORDER

We have a long history of assisting Canadians who wish to purchase Florida real estate and avoid excessive tax exposure, as well as comply with USA laws, processes and requirements.

LAND USE

From private homeowners to large corporations, our clients receive the direction they need to navigate land use issues such as variances, special exceptions, and zoning compliance.

BUSINESS FORMATION

Many real estate investors choose to set up a LLC to safeguard their real estate assets, especially if they own a number of properties. Our Certified Real Estate lawyers streamline the process.

FINANCE

Because of our experience and specialization, financial institutions and private lenders rely on us to lay the groundwork that affects profit and loss when maintaining and selling real estate.

VIDEO CONFERENCING

In response to the current recommended health precautions, many of our meetings are now taking place via Zoom. If this is new to you, we will be happy to set you up.



Real estate. Real guidance. Real results.™

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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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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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