

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 Palm 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 |
| 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 |
| 720 S. Ocean Blvd. | \$36,076,540 | Oct-20 | CHRISTIAN ANGLE <i>Christian Angle Real Estate</i> | DANA KOCH <i>The Corcoran Group</i> | 182 | 10,559 |
| 1480 N. Lake Way | \$35,375,000 | Dec-20 | LAWRENCE MOENS <i>Lawrence A. Moens Associates</i> | CHRISTIAN ANGLE <i>Christian Angle Real Estate</i> | 169 | 13,241 |

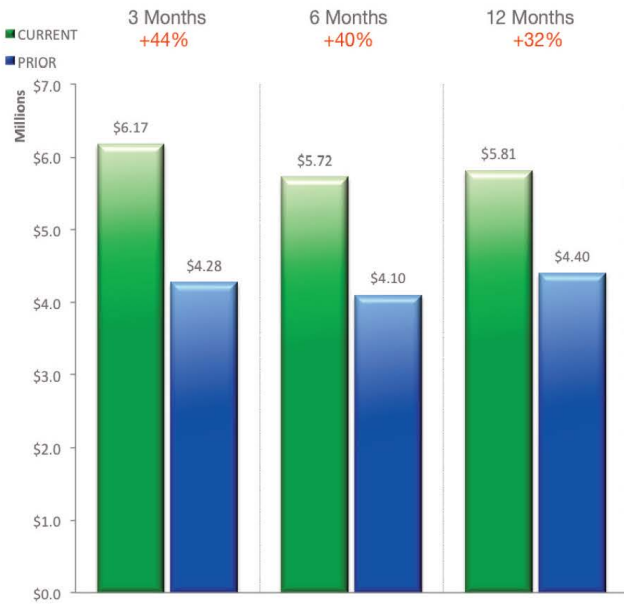
*Days on market from MLS number origination to sold date

†Living area

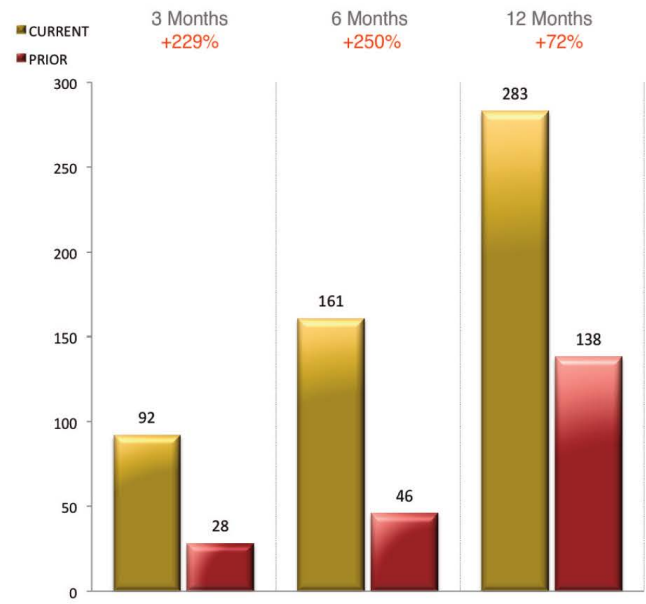
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS SINGLE FAMILY HOMES

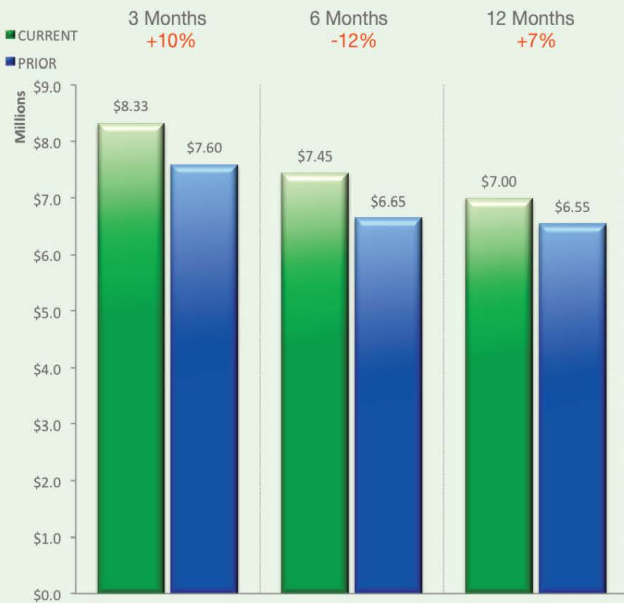
MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



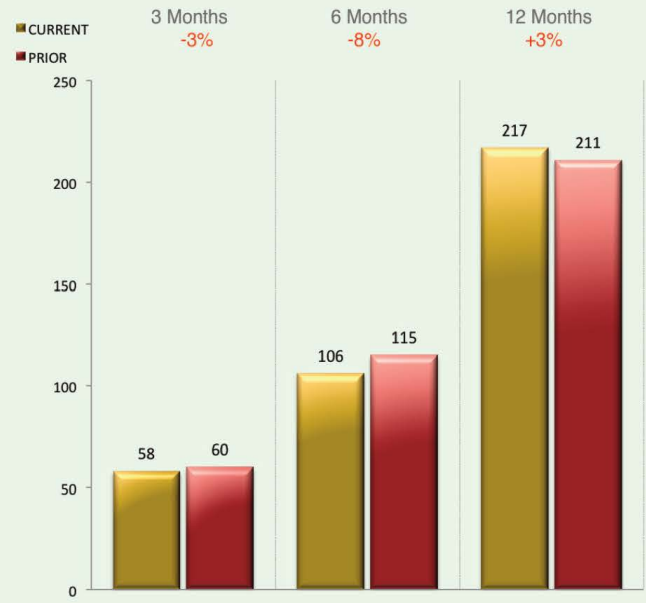
HOMES SOLD*
 Current Year Versus Prior Year



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 PULTIZER / 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

*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

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 <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 |
| 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 |

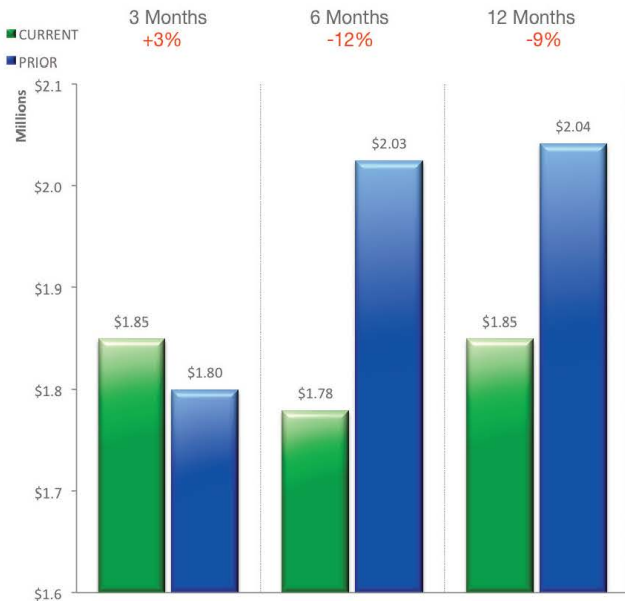
**Days on market from MLS number origination to sold date

†Living area

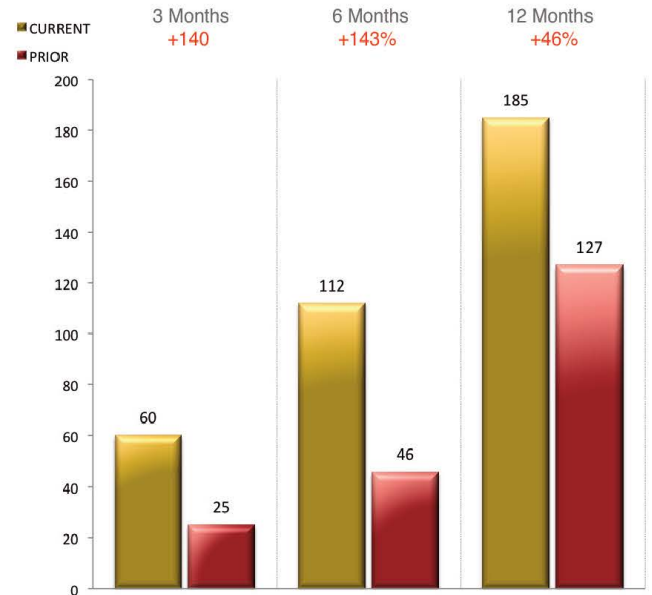
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS CONDOMINIUMS

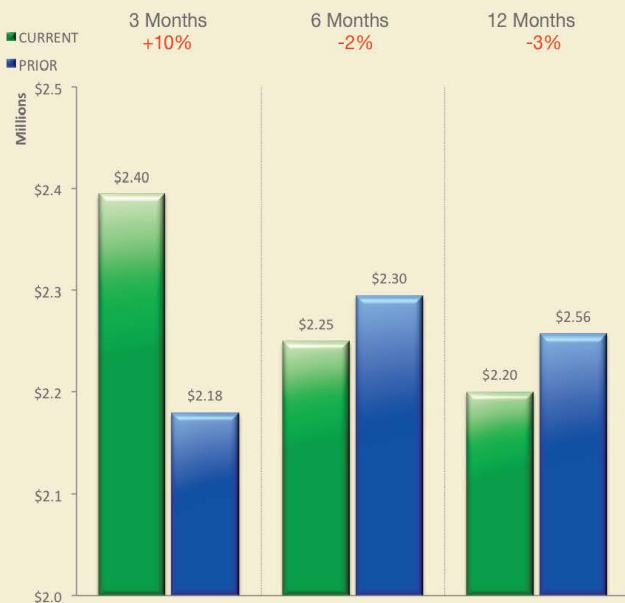
MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



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

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

†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 Coconut 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 Coconut Row, 4C | \$2,700,000 | 21-Jan | ASHLEY COPELAND <i>Brown Harris Stevens.</i> | 330 Coconut 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

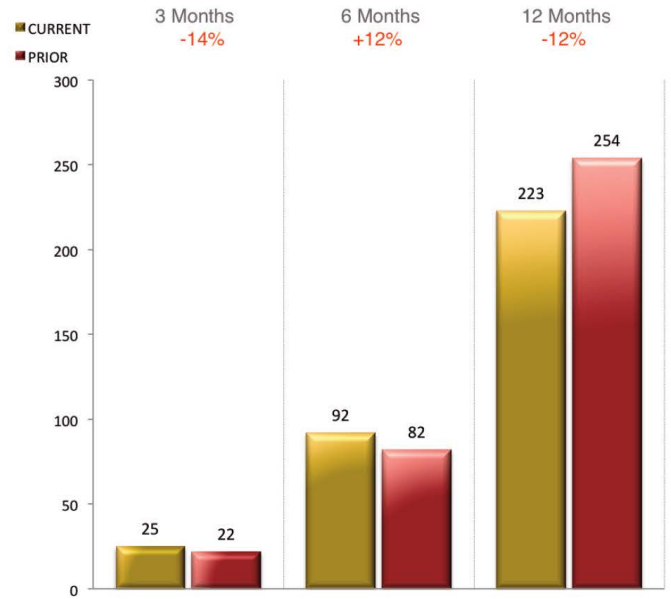
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

Large-Scale Building Permits

TOTAL VALUE OF PROJECTS*
 Current Year Versus Prior Year

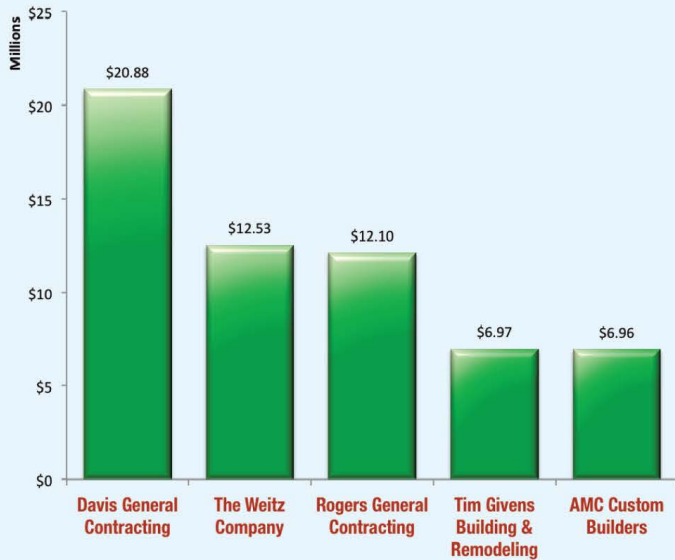


TOTAL NUMBER OF PROJECTS*
 Current Year Versus Prior Year

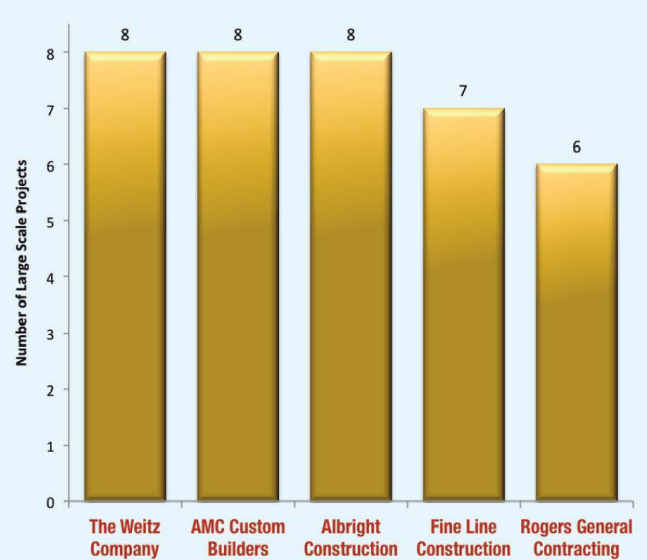


Top Contractors of Large-Scale Projects

TOP 5 BY VALUE OF PROJECTS*
 for Last 12 Months



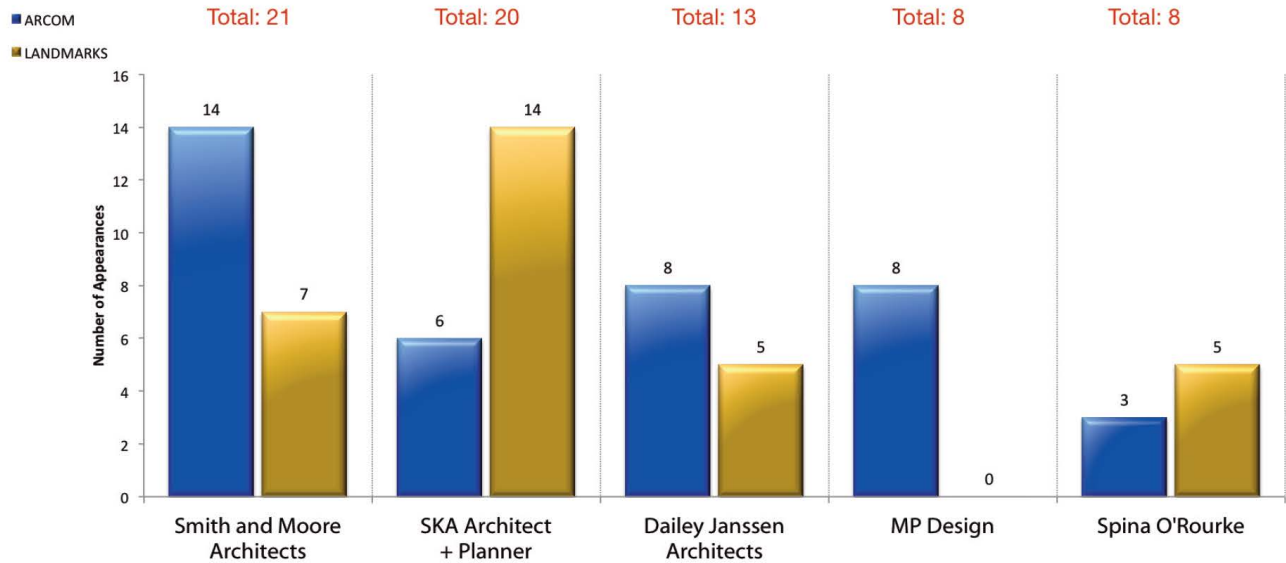
TOP 5 BY NUMBER OF PROJECTS*
 for Last 12 Months



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

Building & Development Applications

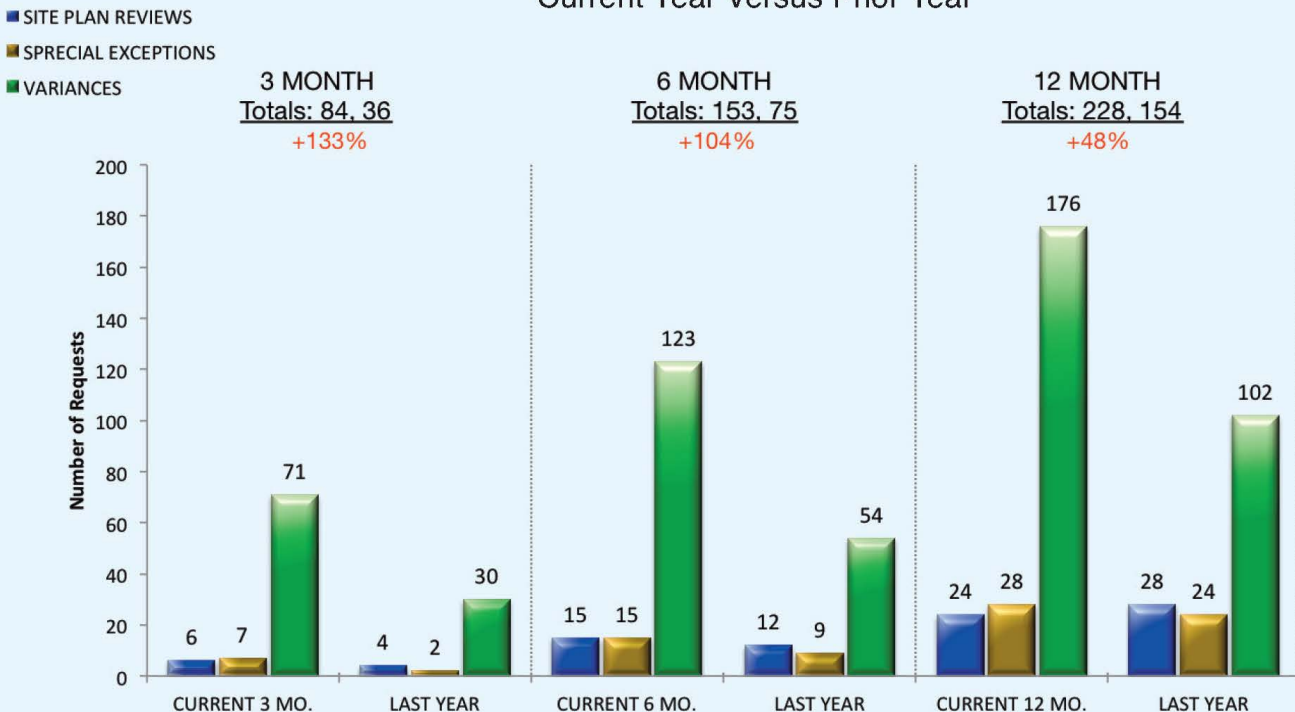
TOP 5 ARCHITECTS
For Architectural & Landmarks Appearances* — Last 12 Months



*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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