

# Rabideau Klein Brief

TOWN OF PALM BEACH

APRIL 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](http://www.townofpalmbeach.com/453/Building-Division)

Town of Palm Beach Town Council, [www.townofpalmbeach.com/469/Town-Council](http://www.townofpalmbeach.com/469/Town-Council)

Town of Palm Beach Architectural Commission, [www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM](http://www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM)

Town of Palm Beach Landmarks Preservation Commission, [www.townofpalmbeach.com/100/Landmarks-PreservationCommission](http://www.townofpalmbeach.com/100/Landmarks-PreservationCommission)

Palm Beach County Clerk of Court & Comptroller, [www.mypalmbeachclerk.com](http://www.mypalmbeachclerk.com)

Palm Beach County Appraisers Office, [pbcgov.com/papa](http://pbcgov.com/papa)

Palm Beach Board of Realtors Multiple Listing Service, [pbb.flexmls.com](http://pbb.flexmls.com)

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## REAL ESTATE HIGHLIGHT: RESIDENTIAL ESTATES / LOTS

### Historical *Southwood* Brings \$57M

#### Q1 Pushed Luxury Home Prices Up 25% On Average

Rich in history and dominating the Estate Section, the spacious three-acre compound known as *Southwood* at 174 Via Del Lago brought \$57 million in a sale closed by Suzanne Trapani-Frisbie of Premier Estate Properties. Christian Angle of Christian Angle Real Estate listed the property, which made the Top 10 of the last 12 months. While the residence's original 1934 design by architect Marion Sims Wyeth remains largely preserved, the home underwent alterations in 2019 by then-owner Beatrice Tollman to modernize the interior and bolster construction.

Two additional March sales made the Top 10 list; James McCann represented the buyer and the seller of 1350 N. Lake Way, which brought \$49 million, and Gary Pohrer of Douglas Elliman held the listing for 172 S. Ocean Boulevard, which brought \$48.5 million. Christian Angle of Christian Angle Real Estate represented the buyer.

Altogether, March's sales contributed to a 25% increase in the average purchase price in the category during Q1 2021 as compared to Q1 2020, from \$5.5 to \$6.89 million.

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## LUXURY SINGLE FAMILY HOMES

### LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

SALE PRICE	ADDRESS	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	MLS NUMBER
\$57,000,000	174 Via Del Lago	26-Mar	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	RX-10678830

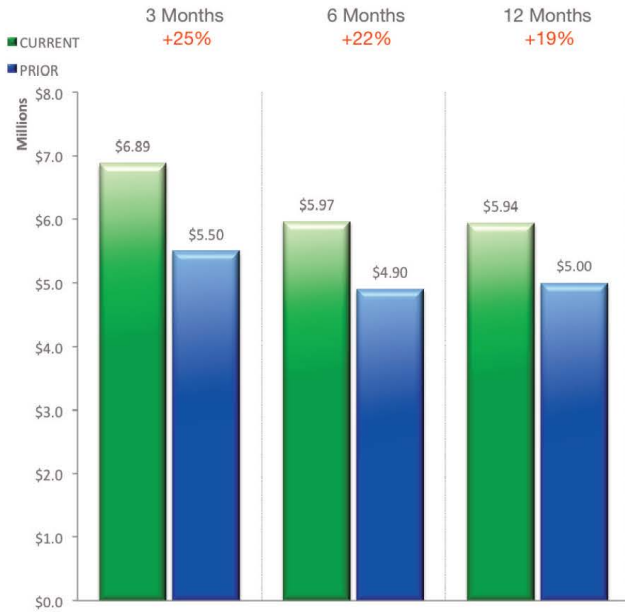
### TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	ADDRESS	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	MLS NUMBER
\$122,695,954	535 N. County Road	Feb-21	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	21-51
\$71,850,000	8 S. Lake Trail	Jun-20	UNKNOWN	UNKNOWN	Private Sale
\$70,000,000	1095 N. Ocean Blvd.	Jun-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	Private Sale
\$68,385,000	905 N. Ocean Blvd.	Feb-21	UNKNOWN	UNKNOWN	Private Sale
\$57,000,000	174 Via Del Lago	Mar-21	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	RX-10678830
\$55,150,000	300 N. Lake Way	Dec-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	20-1695
\$51,419,500	1744 S. Ocean Blvd.	Jul-20	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	Private Sale
\$49,000,000	1350 N. Lake Way	Mar-21	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	Private Sale
\$48,500,000	172 S. Ocean Blvd.	Mar-21	GARY POHER <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10630179
\$46,750,000	1820 S. Ocean Blvd.	Jan-21	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	ALAN QUARTUCCI <i>Brown Harris Stevens</i>	P2012

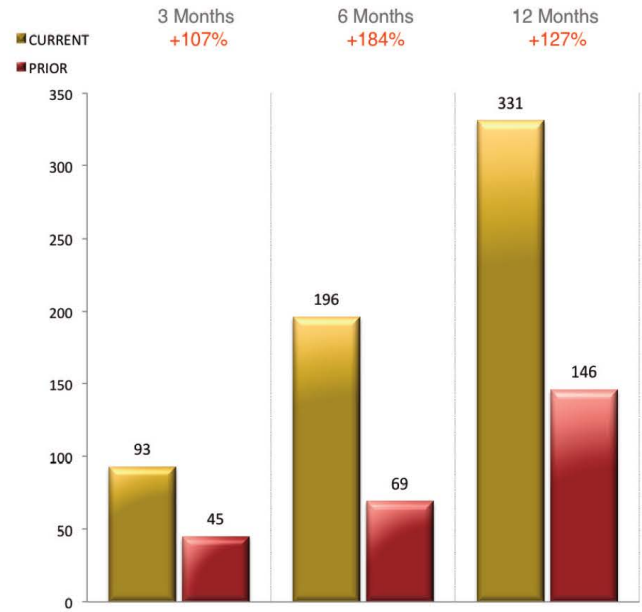
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

## \$1 MILLION-PLUS SINGLE FAMILY HOMES

**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



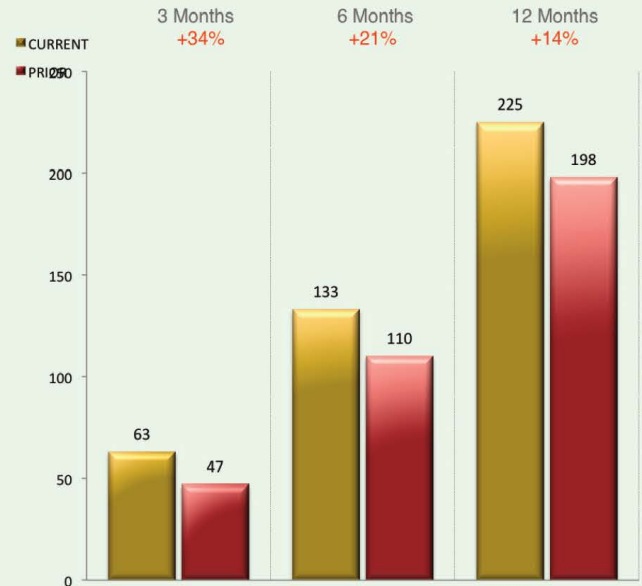
**HOMES SOLD\***  
 Current Year Versus Prior Year



**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

Top 30 of 45 sales of \$1 million or more

LUXURY SINGLE FAMILY HOME SALES* — March 2020					
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$57,000,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	174 Via Del Lago	Estate Section	26-Mar
\$49,000,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	1350 N. Lake Way	Eden Villa	12-Mar
\$48,500,000	<b>GARY POHER</b> <i>Douglas Elliman</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	172 S. Ocean Blvd.	Primavera Estates	16-Mar
\$26,125,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>SPENCER SCHLAGER</b> <i>Douglas Elliman</i>	127 Dunbar Road	Adams Addition	23-Mar
\$23,674,075	UNKNOWN	UNKNOWN	235 Via Vizcaya	Via Vizcaya	23-Mar
\$21,750,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>KYLE KAHRIMAN</b> <i>Brown Harris Stevens</i>	624 Island Drive	Everglades Island	8-Mar
\$20,125,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	302 Maddock Way	Landmark Estates	1-Mar
\$20,125,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	304 Maddock Way	Landmark Estates	1-Mar
\$18,500,000	<b>KERRY WARWICK</b> <i>The Corcoran Group</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	358 El Brillo Way	EL Bravo Park	15-Mar
\$17,880,000	UNKNOWN	UNKNOWN	930 S. Ocean Blvd.	South End	4-Mar
\$16,339,959	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	134 Casa Bendita	Casa Bendita	17-Mar
\$9,785,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	241 El Vedado Road	Estate Section	26-Mar
\$9,000,000	<b>TONI HOLLIS</b> <i>Waterfront Properties</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	244 Fairview Road	Rafalsky Mark	3-Mar
\$8,478,000	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	1575 N. Lake Way	North End	8-Mar
\$7,750,000	<b>JOHN PICKETT</b> <i>Brown Harris Stevens</i>	<b>ALEXIS WALLER</b> <i>Brown Harris Stevens</i>	271 Plantation Road	East Shore Addition	22-Mar
\$7,500,000	<b>TONI HOLLIS</b> <i>Waterfront Properties</i>	<b>JONATHAN SANTIAGO</b> <i>Compass Florida</i>	115 Parc Monceau	Parc Monceau	30-Mar
\$7,184,600	<b>MICHAEL COSTELLO</b> <i>Douglas Elliman</i>	<b>CARA MCCLURE</b> <i>Douglas Elliman</i>	239 Monterey Road	Gregory Addition	1-Mar
\$6,885,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	0 Antigua Lane	Polan Subdivision	11-Mar
\$6,700,000	<b>GRACE BROWN</b> <i>Brown Harris Stevens</i>	UNKNOWN	120 Seagate Road	North Shore Addition	25-Mar
\$6,600,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	250 Pendleton Ave.	Reverie	22-Mar
\$6,500,000	<b>ROSALIND CLARKE</b> <i>Premier Estate Properties</i>	<b>LUCY BAUER</b> <i>Brown Harris Stevens</i>	321 Barton Ave.	Primavera Estates	8-Mar
\$6,000,000	UNKNOWN	UNKNOWN	750 S. County Road	Estate Section	16-Mar
\$5,350,000	<b>THOR BROWN</b> <i>The Corcoran Group</i>	<b>GARY POHRER</b> <i>Douglas Elliman</i>	255 Ridgeview Drive	Rafalsky Mark	31-Mar
\$5,250,000	<b>JEFFREY CLONINGER</b> <i>Sotheby's International Realty</i>	<b>LINDA OLSSON</b> <i>Linda R. Olsson, Inc.</i>	411 Brazilian Ave.	Royal Park Addition	5-Mar
\$5,200,000	<b>TAYLOR COREY</b> <i>Coldwell Banker Realty</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	177 Queens Lane	Palm Beach Shores	12-Mar
\$5,165,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>STEPHANIE LEFES</b> <i>Sotheby's International Realty</i>	226 Fairview Road	Rafalsky Mark	1-Mar
\$5,100,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>GAIL COHEN</b> <i>Brown Harris Stevens</i>	599 S. County Road	Singer Addition	5-Mar
\$4,800,000	UNKNOWN	UNKNOWN	6 Golfview Road	Golf View Subdivision	29-Mar
\$4,450,000	UNKNOWN	UNKNOWN	261 Nightingale Trail	Mocking Bird Trail	29-Mar
\$4,260,000	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	UNKNOWN	240 Mockingbird Trail	Mocking Bird Trail	29-Mar

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



## LUXURY SINGLE FAMILY HOME LISTINGS\* — March 2020

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	LIST DATE	MLS NUMBER	SQ. FT.**
\$115,000,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	1840 S. Ocean Blvd.	Surfside	5-Mar	21-378	29,422
\$49,000,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	1125 S. Ocean Blvd.	Bingham Copp	1-Mar	21-341	8,269
\$39,500,000	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	151 Via Bellaria	Estate Section	12-Mar	RX-10699287	13,886
\$29,500,000	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	125 Via Del Lago	Tropical Isle	26-Mar	RX-10703098	8,698
\$25,500,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	304 Garden Road	Eden Properties	22-Mar	RX-10702661	7,688
\$18,500,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	111 El Brillo Way	El Bravo Park	9-Mar	RX-10698372	7,743
\$17,250,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	221 El Vedado Road	Estate Section	21-Mar	RX-10702716	7,204
\$16,950,000	<b>PATRICIA MAHANEY</b> <i>Sotheby's International Realty</i>	250 Palm Way	North End	24-Mar	20-970	8,940
\$14,975,000	<b>JEROME DE SAINT HIPPOLYTE</b> <i>The Corcoran Group</i>	145 Chilean Ave	Royal Park Addition	26-Mar	RX-10703025	5,028
\$13,700,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	272 Via Marila	Coral Estates	13-Mar	RX-10699947	5,708
\$11,887,000	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman</i>	2288 Ibis Isle Road W	Ibis Isle	15-Mar	RX-10699996	4,874
\$8,250,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	311 Pendleton Lane	Cocoanut Grove	17-Mar	RX-10700886	5,306
\$7,900,000	<b>ASHLEY COPELAND</b> <i>Brown Harris Stevens</i>	252 Seaspray Ave.	Poinciana Park	9-Mar	RX-10699244	3,806
\$7,650,000	<b>WALLY TURNER</b> <i>Sotheby's International Realty</i>	1025 N. Lake Way	Eden Properties	5-Mar	21-374	2,888
\$7,250,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	620 N Lake Way	East Shore	18-Mar	RX-10701187	5,001
\$6,295,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	221 El Dorado Lane	El Dorado Park	8-Mar	RX-10698982	2,982
\$5,595,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	150 Algoma Road	Estate Section	22-Mar	RX-10702669	4,136
\$3,995,000	<b>KERRY WARWICK</b> <i>The Corcoran Group</i>	215 Seaspray Ave.	Poinciana Park	4-Mar	RX-10697078	2,596
\$3,995,000	<b>GEORGE WESTON</b> <i>The Corcoran Group</i>	259 Park Ave.	Bungalow Park	4-Mar	RX-10689101	1,860
\$3,950,000	<b>MARY BUCK</b> <i>Sotheby's International Realty</i>	222 Caribbean Road	Boca Raton County Inlet	12-Mar	RX-10699352	5,127

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

\*\* Square feet of living space

## REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

### \$8.9M Villas Sale Helps Break February's All-time Record

Q1 Average Sale Price Up 12% as Compared to 2020, Number of Sales Up 194%

Penthouse B at the Villas on exclusive Worth Avenue, which features one of the largest covered patios in Palm Beach according to its MLS listing was purchased for \$8.9 million last month. The sale made the Top 10 list of largest sales during the last twelve months. William Yahn of The Corcoran Group listed the property and Lisa Cregan of Sotheby's International Realty represented the buyer of 425 Worth Avenue Penthouse B. The sale was just one of a hefty group of 47 luxury condo sales that closed in the \$1 million-plus category in March and totaled \$101.93 million, surpassing February's total of \$96 million, as the largest sales month of all time in its category. The robust Q1 months contributed to a 12% increase in the average price of a luxury condo as compared to Q1 2020, which was \$1.95 million and \$1.74 million, respectively. Local realtors closed an astounding 103 luxury condo sales during the first quarter as compared to 35 during the same period of last year, an increase of 194%.

March's incoming inventory also reflected the pricey market. Fern Fodiman of Sotheby's International Realty presented a 4000-plus square-foot apartment, Unit 622 at the Sun & Surf 100 building for \$9.95 million. The in town residence boasts expansive east, south and west exposures and premier full service luxury living accouterments.

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## LUXURY CONDOMINIUMS

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

SALE PRICE	ADDRESS	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	MLS NUMBER
\$8,900,000	425 Worth Ave Ph B	26-Mar	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	RX-10679739

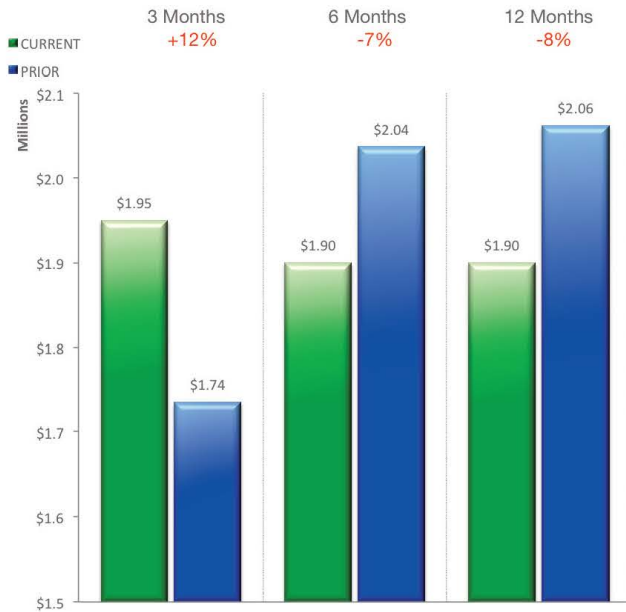
### TOP 10 CONDO / CO-OP SALES—LAST 12 MONTHS

SALE PRICE	ADDRESS	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	MLS NUMBER
\$14,000,000	100 Sunrise Ave., Ph 2	Nov-20	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>HAROLD MATHESON</b> <i>Monique Matheson Properties</i>	20-787
\$13,666,500	237 Brazilian Ave.	Oct-20	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	UNKNOWN	RX-10625875
\$10,770,000	3 Via Flagler	Dec-20	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	<b>TODD PETER</b> <i>Sotheby's International Realty</i>	20-1225
\$10,495,000	104 Gulfstream Road	Nov-20	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	RX-10461281
\$9,640,000	150 Bradley Place, C13	Oct-20	UNKNOWN	UNKNOWN	Private Sale
\$9,385,000	130 Cocoanut Row	Dec-20	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>ELIZABETH DEWOODY</b> <i>Compass Florida</i>	20-1474
\$8,900,000	425 Worth Ave Ph B	Mar-21	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	RX-10679739
\$8,405,000	167 Seabreeze Ave.	Nov-20	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>NICHOLAS GRODZICKI</b> <i>Sotheby's International Realty</i>	19-2037
\$7,675,000	2 N. Breakers Row, S41	May-20	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>PAULETTE KOCH / DANA KOCH</b> <i>The Corcoran Group</i>	20-13
\$7,400,000	215 Brazilian Ave	Sep-20	<b>CHRISTOPHER LEAVITT / ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	RX-10648418

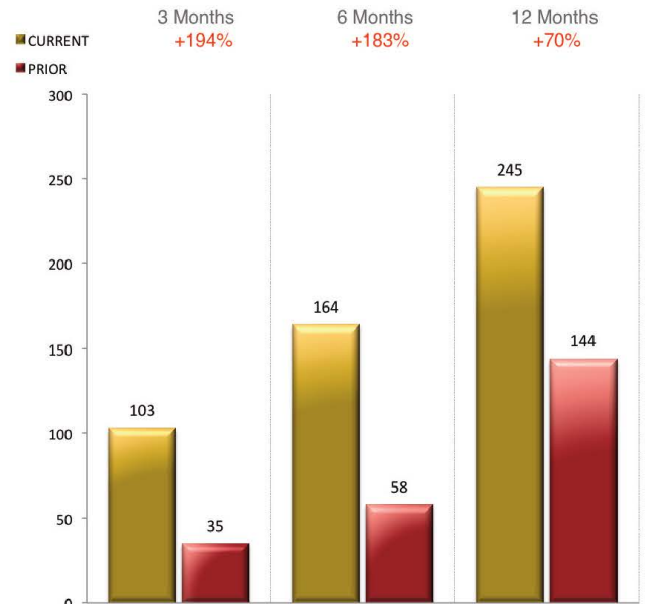
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

## \$1 MILLION-PLUS CONDOMINIUMS

**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



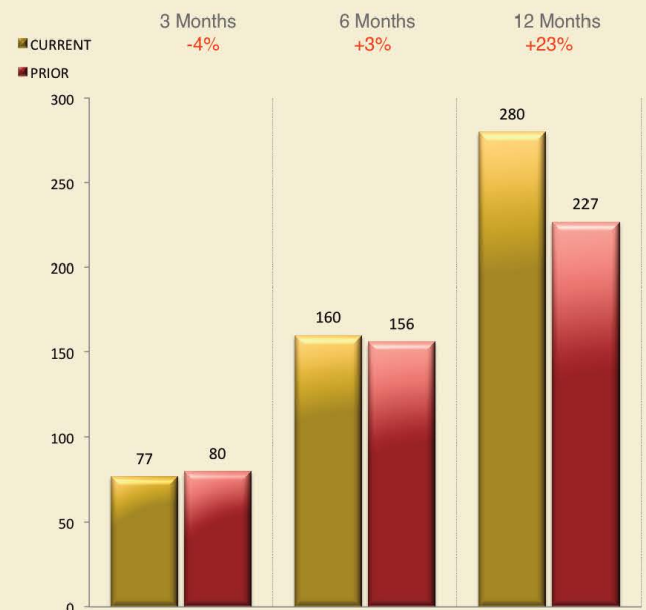
**CONDOS SOLD\***  
 Current Year Versus Prior Year



**MEDIAN LISTING PRICE\***  
 Current Year Versus Prior Year



**CONDOS LISTED\***  
 Current Year Versus Prior Year



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



Top 30 of 47 sales of \$1 million or more

## LUXURY CONDO / CO-OP SALES\* — MARCH 2021

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$8,900,000	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	425 Worth Ave., Ph B	The Villas	26-Mar
\$4,850,000	<b>CRISTINA CONDON</b> <i>Sotheby's International Realty</i>	<b>ASHLEY COPELAND</b> <i>Brown Harris Stevens</i>	360 S. Ocean Blvd., 3B	Dunster House	30-Mar
\$4,290,000	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	100 Sunrise Ave., 401	Sun & Surf 130	30-Mar
\$4,200,000	<b>SUZANNE PETRIZZI</b> <i>The Corcoran Group</i>	<b>MARIELA STOCHETTI</b> <i>Douglas Elliman</i>	3550 S. Ocean Blvd., 3A	3550 South Ocean	10-Mar
\$4,200,000	<b>MONIQUE MATHESON</b> <i>Monique Matheson Properties</i>	UNKNOWN	9 Sloans Curve Drive	Residences at Sloans Curve	19-Mar
\$4,080,000	UNKNOWN	UNKNOWN	6 Sloans Curve Drive	Residences at Sloans Curve	16-Mar
\$3,660,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>ROSALIND CLARKE</b> <i>Premier Estate Properties</i>	3000 S. Ocean Blvd., 507	Bellaria	5-Mar
\$3,488,000	<b>THOR BROWN</b> <i>The Corcoran Group</i>	<b>SUZANNE AINSLIE</b> <i>Sotheby's International Realty</i>	100 Sunrise Ave., 202	Sun & Surf 100	26-Mar
\$3,350,000	<b>WAHKUNA VEGA</b> <i>William Raveis</i>	<b>SIMON ISAACS</b> <i>Simon Isaacs Real Estate</i>	253 Seminole Ave.	Ocean Park	15-Mar
\$3,275,000	<b>SAMANTHA CURRY</b> <i>Douglas Elliman</i>	<b>SUZANNE SMITH</b> <i>Brown Harris Stevens</i>	255 Seminole Ave.	Ocean Park	1-Mar
\$3,275,000	<b>HELENE SIDEL</b> <i>The Corcoran Group</i>	<b>LIZA PULTZER</b> <i>Brown Harris Stevens</i>	2660 S. Ocean Blvd., 301W	Beach Point	31-Mar
\$3,255,000	UNKNOWN	UNKNOWN	330 S. Ocean Blvd., 0056	330 S Ocean	2-Mar
\$3,200,000	<b>CRISTA RYAN</b> <i>Tina Fanjul Associates, Inc.</i>	<b>LAUREN KESSELMAN</b> <i>Brown Harris Stevens</i>	170 N. Ocean Blvd., 702	Ocean Towers North	16-Mar
\$2,850,000	<b>JUDGE MOSS</b> <i>Sotheby's International Realty</i>	<b>SUZANNE STOLL</b> <i>Sotheby's International Realty</i>	340 S. Ocean Blvd., 4B	Lowell House	29-Mar
\$2,795,000	<b>JB EDWARDS</b> <i>Sotheby's International Realty</i>	<b>GARY POHRER</b> <i>Douglas Elliman</i>	100 Royal Palm Way, C1 & C2	1 Royal Palm Way	5-Mar
\$2,649,350	<b>ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	<b>ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	200 N. Ocean Blvd., 5	Warden House	4-Mar
\$2,400,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	2000 S. Ocean Blvd., 201S	2000 Condo At Sloans Curve	19-Mar
\$2,300,000	<b>CHRISTINE FRANKS</b> <i>Sotheby's International Realty</i>	<b>LIZA PULTZER</b> <i>Brown Harris Stevens</i>	100 Worth Ave., 318	Winthrop House	25-Mar
\$2,300,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>DANA LANDRY</b> <i>Dana E Landry</i>	411 Australian Ave., 3	Las Aldeas	10-Mar
\$2,295,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	2660 S. Ocean Blvd., 201W	Beach Point	5-Mar
\$2,270,000	<b>LAURA BECK-LEVITT</b> <i>NV Realty Group</i>	<b>LAURA BECK-LEVITT</b> <i>NV Realty Group</i>	2500 S. Ocean Blvd., 3B3	2500 South Ocean	4-Mar
\$2,230,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	2000 S. Ocean Blvd., 201S	2000 Condo At Sloans Curve	19-Mar
\$2,200,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	<b>KELLY JACKSON</b> <i>Waterfront Properties &amp; Club Communities</i>	2660 S. Ocean Blvd., 604S	Beach Point	9-Mar
\$2,150,000	<b>CRISSY POORMAN</b> <i>Sotheby's International Realty</i>	<b>LINDA GARY</b> <i>Linda A. Gary Real Estate</i>	100 Worth Ave., 502	Winthrop House	31-Mar
\$2,099,000	<b>CHAD CARROLL</b> <i>Compass Florida</i>	<b>SILVIA ICAZA</b> <i>Berkshire Hathaway</i>	3100 S. Ocean Blvd., 102S	Palm Beach Hampton	15-Mar
\$2,000,000	<b>MICHAEL MISISCO</b> <i>Sotheby's International Realty</i>	UNKNOWN	100 Royal Palm Way, C3	1 Royal Palm Way	25-Mar
\$1,900,000	<b>CHRISTINE FRANKS</b> <i>Sotheby's International Realty</i>	<b>SUZANNE FRISBIE</b> <i>Premier Estate Properties</i>	100 Worth Ave., 711	Winthrop House	29-Mar
\$1,830,000	<b>DOROTHY GULDEN</b> <i>Dorothy Engels Gulden, Inc.</i>	<b>BRAD CRAMER</b> <i>Keller Williams Palm Beach Island</i>	100 Sunrise Ave., 617	Sun & Surf 130	19-Mar
\$1,770,000	<b>WENDY BOWES</b> <i>The Corcoran Group</i>	<b>CAROLE KOEPEL</b> <i>Sotheby's International Realty</i>	2100 S. Ocean Blvd., 606N	2100 Condo At Sloans Curve	2-Mar
\$1,725,000	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman</i>	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman</i>	3100 S. Ocean Blvd., 103S	Palm Beach Hampton	31-Mar

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

## LUXURY CONDO / CO-OP LISTINGS\* — MARCH 2021

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	LIST DATE	MLS NUMBER	SQ. FT**
\$10,950,000	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	100 Sunrise Ave., 622	Sun & Surf 100	16-Mar	RX-10700063	4,235
\$9,900,000	<b>ROSALIND CLARKE</b> <i>Premier Estate Properties</i>	300 S. Ocean Blvd., Ph c	300 South Ocean	3-Mar	RX-10697553	2,140
\$5,295,000	<b>LINDA OLSSON</b> <i>Linda R. Olsson Inc.</i>	425 Worth Ave., 5d	The Villas	12-Mar	RX-10699256	2,536
\$4,825,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates, Inc.</i>	400 S. Ocean Blvd., 203 & 204	400 South Ocean	19-Mar	21-461	3,432
\$4,495,000	<b>LINDA OLSSON</b> <i>Linda R. Olsson Inc.</i>	3000 S. Ocean Blvd., 308s	Bellaria	29-Mar	21-524	3,219
\$3,890,000	<b>ARNO DE VOS</b> <i>Douglas Elliman</i>	3550 S. Ocean Blv 4b	3550 South Ocean	1-Mar	RX-10696575	2,982
\$3,500,000	<b>PAULA MIKUS</b> <i>The Corcoran Group</i>	200 Everglade Ave., A3	French Normandy	24-Mar	21-487	2,375
\$3,295,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	100 Sunrise Ave., 515	Sun & Surf 100	24-Mar	RX-10702680	1,547
\$2,495,000	<b>KYLE BLACKMON</b> <i>Compass Florida</i>	340 S. Ocean Blvd., 5f	Lowell House	4-Mar	F10269631	1,826
\$2,450,000	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman</i>	3170 S. Ocean Blvd 703n	Enclave	2-Mar	RX-10697473	2,950
\$2,395,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	3170 S. Ocean Blvd., S202	Enclave	8-Mar	RX-10698051	2,960
\$2,358,570	<b>SUZANNE PETRIZZI</b> <i>The Corcoran Group</i>	3550 S. Ocean Blvd., 6e	3550 South Ocean	9-Mar	RX-10698338	2,762
\$2,264,000	<b>SUZANNE PETRIZZI</b> <i>The Corcoran Group</i>	3550 S. Ocean Blvd., 5c	3551 South Ocean	9-Mar	RX-10698348	2,743
\$2,000,000	<b>CAPPY ABRAHAM</b> <i>Palm Beach Residential Properties</i>	44 Cocoanut Row, 413a	Palm Beach Towers	26-Mar	21-510	1,215
\$1,850,000	<b>MAUREEN WOODWARD</b> <i>Brown Harris Stevens</i>	2100 S. Ocean Blvd., 306s	2100 Hundred Condo	4-Mar	RX-10697461	2,494
\$1,750,000	<b>ROSILIS CUEVAS</b> <i>Compass Florida</i>	3390 S. Ocean Blvd., 404	Emeraude	23-Mar	RX-10701937	2,145
\$1,550,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	320 Chilean Ave., 5	320 Chilean	17-Mar	21-433	1,167
\$1,495,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	3400 S. Ocean Blvd., 7hii	Atriums	4-Mar	RX-10697049	2,119
\$1,395,000	<b>GARY POHRER</b> <i>Douglas Elliman</i>	2784 S Ocean Blvd., 108n	Cove	2-Mar	RX-10696409	1,863
\$1,395,000	<b>ERIC SCHREIBER</b> <i>Leibowitz Realty Group</i>	3400 S. Ocean Blvd., 5ei	Atriums	9-Mar	RX-10698767	1,740
\$1,295,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	2660 S. Ocean Blvd., 302n	Beach Point	8-Mar	RX-10697986	1,900
\$1,150,000	<b>JAMES EDWARDS</b> <i>Sotheby's International Realty</i>	2155 Ibis Isle Road, 7	Tower Vallencay	29-Mar	21-525	1,949
\$1,100,000	<b>CLAUDIO GUIDI</b> <i>Tina Fanjul Associates, Inc.</i>	2275 S. Ocean Blvd., 202a	The Reef	30-Mar	21-528	1,964
\$1,050,000	<b>PEGGY DOEPPER</b> <i>Douglas Elliman</i>	2784 S. Ocean Blvd., 306n	Cove	14-Mar	RX-10699575	1,659

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

\*\* Square feet of living space



## LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

### An Inrush of March Building Permits Surpasses Monthly Average

#### 2 North End Homes Slated for \$2M and \$1.7M Makeovers

There was a total of 27 large building permits with \$100 thousand or more valuations pulled in March, second only to last July's total of 29 during the current twelve month period. The three largest reflect new construction and alteration projects at 135 Reef Road and 24 West Indies Drive on the North End, and the In Town property at 165 Seaspray Avenue with valuations of \$2, \$1.66 and \$1.4 million, respectively. Tim Givens Building & Remodeling was issued the largest permit for the residential new construction project on Reef Road. The Dailey Janssen Architects design adds a master suite, garage, and updated landscaping, along with interior demolitions and installations and includes exterior cornice, chimney and entranceway enhancements.

In addition to the Reef Road project, Tim Givens Building & Remodeling was also issued large scale construction permits for 61 Middle Road and 1021 N. Ocean Boulevard, for a total valuation of \$2.5 million for the three new March projects. Their total for the last twelve months is \$6.17 million, placing the company in the Top 5 of the year.

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## LAND USE PROJECTS

### LARGEST BUILDING PERMIT ISSUED\* — LAST MONTH

ADDRESS	VALUE	ISSUED	CONTRACTOR	ARCHITECT	TYPE
135 Reef Road	\$2,000,000	4-Mar	Tim Givens Building & Remodeling	Dailey Janssen 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	Paradelo Burgess Design Studio	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	D. Stanley Dixon Architect	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

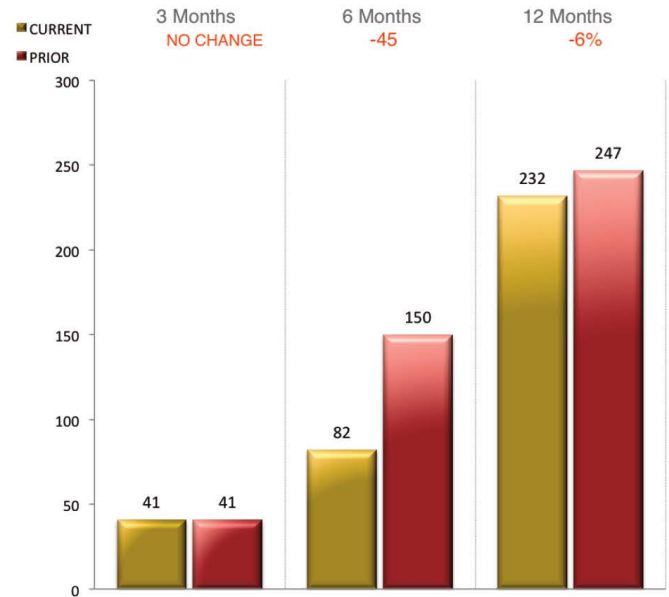
**PALM BEACH AT A GLANCE**  
**LAND USE / CONSTRUCTION**

## Large-Scale Building Permits

**TOTAL VALUE OF PROJECTS\***  
 Current Year Versus Prior Year



**TOTAL NUMBER OF PROJECTS\***  
 Current Year Versus Prior Year

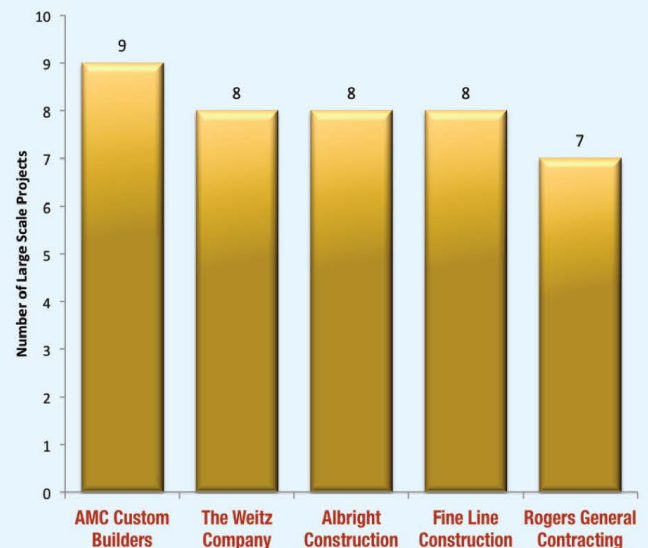


## Top Contractors of Large-Scale Projects

**TOP 5 BY VALUE OF PROJECTS\***  
 for Last 12 Months



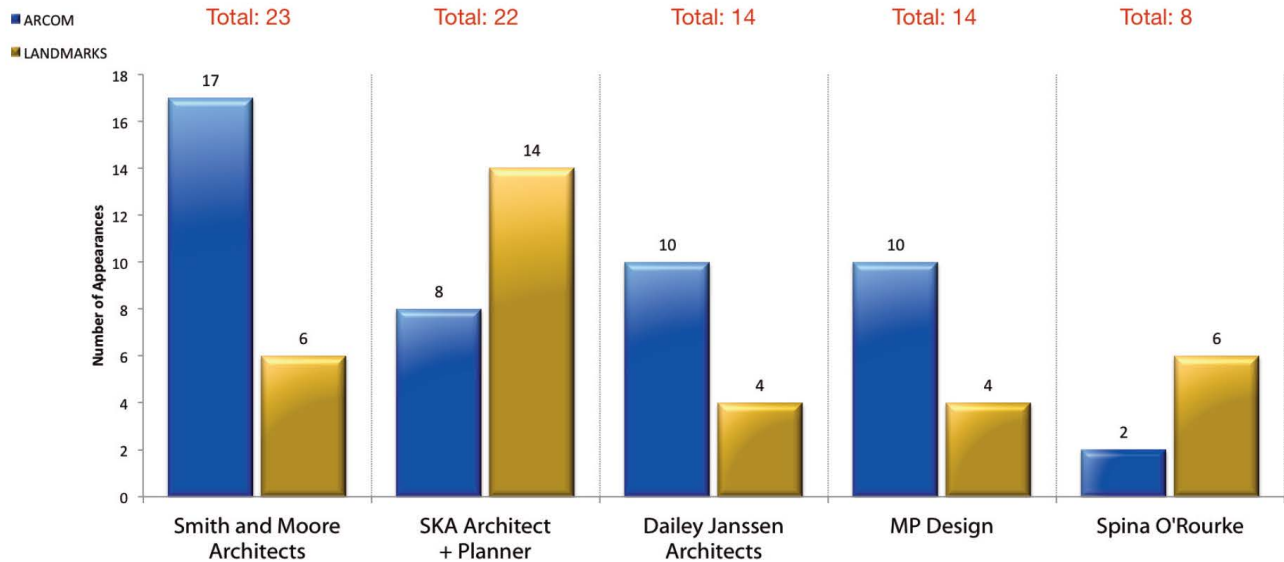
**TOP 5 BY NUMBER OF PROJECTS\***  
 for Last 12 Months





## Building & Development Applications

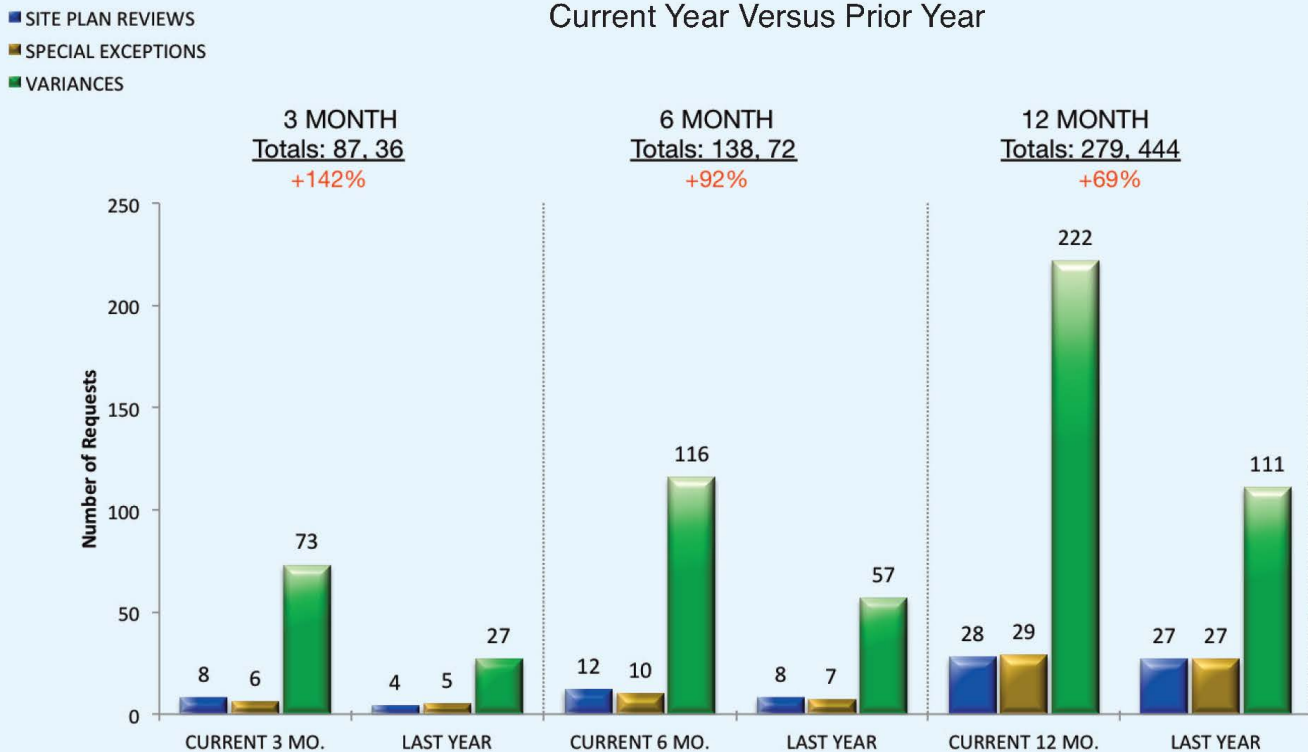
TOP 5 ARCHITECTS  
For Architectural & Landmarks Appearances\* — Last 12 Months



\*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](http://www.rabideauklein.com/title-insurance-calculator)

Beach Access Finder, Town of Palm Beach: [www.rabideauklein.com/beach-access](http://www.rabideauklein.com/beach-access)

Rabideau Klein Million Dollar Mortgages Brief - Palm Beach County:  
[www.rabideauklein.com/million-dollar-mortgage-brief](http://www.rabideauklein.com/million-dollar-mortgage-brief)

Rabideau Klein Town of Palm Beach Brief: [www.rabideauklein.com/town-of-palm-beach](http://www.rabideauklein.com/town-of-palm-beach)

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# Rabideau Klein Brief

TOWN OF PALM BEACH

APRIL 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

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Town of Palm Beach Town Council, [www.townofpalmbeach.com/469/Town-Council](http://www.townofpalmbeach.com/469/Town-Council)

Town of Palm Beach Architectural Commission, [www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM](http://www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM)

Town of Palm Beach Landmarks Preservation Commission, [www.townofpalmbeach.com/100/Landmarks-PreservationCommission](http://www.townofpalmbeach.com/100/Landmarks-PreservationCommission)

Palm Beach County Clerk of Court & Comptroller, [www.mypalmbeachclerk.com](http://www.mypalmbeachclerk.com)

Palm Beach County Appraisers Office, [pbcgov.com/papa](http://pbcgov.com/papa)

Palm Beach Board of Realtors Multiple Listing Service, [pbb.flexmls.com](http://pbb.flexmls.com)

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## REAL ESTATE HIGHLIGHT: RESIDENTIAL ESTATES / LOTS

### Historical *Southwood* Brings \$57M

#### Q1 Pushed Luxury Home Prices Up 25% On Average

Rich in history and dominating the Estate Section, the spacious three-acre compound known as *Southwood* at 174 Via Del Lago brought \$57 million in a sale closed by Suzanne Trapani-Frisbie of Premier Estate Properties. Christian Angle of Christian Angle Real Estate listed the property, which made the Top 10 of the last 12 months. While the residence's original 1934 design by architect Marion Sims Wyeth remains largely preserved, the home underwent alterations in 2019 by then-owner Beatrice Tollman to modernize the interior and bolster construction.

Two additional March sales made the Top 10 list; James McCann represented the buyer and the seller of 1350 N. Lake Way, which brought \$49 million, and Gary Pohrer of Douglas Elliman held the listing for 172 S. Ocean Boulevard, which brought \$48.5 million. Christian Angle of Christian Angle Real Estate represented the buyer.

Altogether, March's sales contributed to a 25% increase in the average purchase price in the category during Q1 2021 as compared to Q1 2020, from \$5.5 to \$6.89 million.

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## LUXURY SINGLE FAMILY HOMES

### LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

SALE PRICE	ADDRESS	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	MLS NUMBER
\$57,000,000	174 Via Del Lago	26-Mar	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	RX-10678830

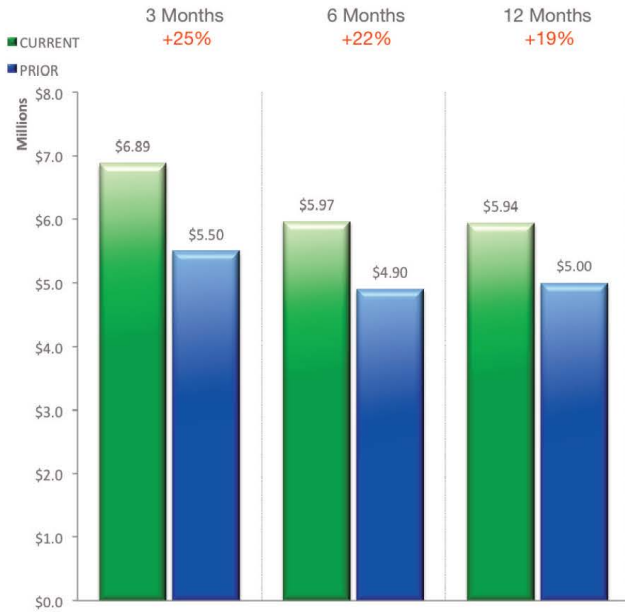
### TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	ADDRESS	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	MLS NUMBER
\$122,695,954	535 N. County Road	Feb-21	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	21-51
\$71,850,000	8 S. Lake Trail	Jun-20	UNKNOWN	UNKNOWN	Private Sale
\$70,000,000	1095 N. Ocean Blvd.	Jun-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	Private Sale
\$68,385,000	905 N. Ocean Blvd.	Feb-21	UNKNOWN	UNKNOWN	Private Sale
\$57,000,000	174 Via Del Lago	Mar-21	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	RX-10678830
\$55,150,000	300 N. Lake Way	Dec-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	20-1695
\$51,419,500	1744 S. Ocean Blvd.	Jul-20	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	Private Sale
\$49,000,000	1350 N. Lake Way	Mar-21	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	Private Sale
\$48,500,000	172 S. Ocean Blvd.	Mar-21	GARY POHER <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10630179
\$46,750,000	1820 S. Ocean Blvd.	Jan-21	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	ALAN QUARTUCCI <i>Brown Harris Stevens</i>	P2012

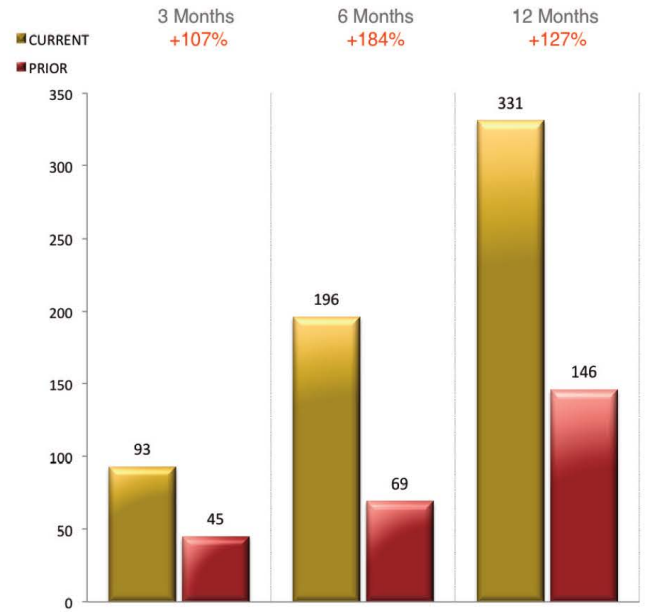
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

## \$1 MILLION-PLUS SINGLE FAMILY HOMES

**MEDIAN SELLING PRICE\***  
Current Year Versus Prior Year



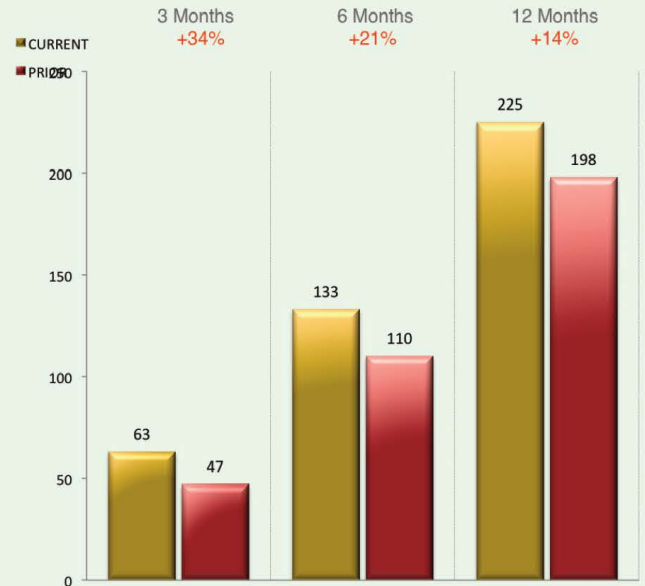
**HOMES SOLD\***  
Current Year Versus Prior Year



**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



Top 30 of 44 sales of \$1 million or more

LUXURY SINGLE FAMILY HOME SALES* — March 2020					
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$57,000,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	174 Via Del Lago	Estate Section	26-Mar
\$49,000,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	1350 N. Lake Way	Eden Villa	12-Mar
\$48,500,000	<b>GARY POHER</b> <i>Douglas Elliman</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	172 S. Ocean Blvd.	Primavera Estates	16-Mar
\$26,125,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>SPENCER SCHLAGER</b> <i>Douglas Elliman</i>	127 Dunbar Road	Adams Addition	23-Mar
\$23,674,075	UNKNOWN	UNKNOWN	235 Via Vizcaya	Via Vizcaya	23-Mar
\$21,750,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>KYLE KAHRIMAN</b> <i>Brown Harris Stevens</i>	624 Island Drive	Everglades Island	8-Mar
\$20,125,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	302 Maddock Way	Landmark Estates	1-Mar
\$20,125,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	304 Maddock Way	Landmark Estates	1-Mar
\$18,500,000	<b>KERRY WARWICK</b> <i>The Corcoran Group</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	358 El Brillo Way	EL Bravo Park	15-Mar
\$17,880,000	UNKNOWN	UNKNOWN	930 S. Ocean Blvd.	South End	4-Mar
\$16,339,959	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	134 Casa Bendita	Casa Bendita	17-Mar
\$9,785,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	241 El Vedado Road	Estate Section	26-Mar
\$9,000,000	<b>TONI HOLLIS</b> <i>Waterfront Properties</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	244 Fairview Road	Rafalsky Mark	3-Mar
\$8,478,000	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	1575 N. Lake Way	North End	8-Mar
\$7,750,000	<b>JOHN PICKETT</b> <i>Brown Harris Stevens</i>	<b>ALEXIS WALLER</b> <i>Brown Harris Stevens</i>	271 Plantation Road	East Shore Addition	22-Mar
\$7,500,000	<b>TONI HOLLIS</b> <i>Waterfront Properties</i>	<b>JONATHAN SANTIAGO</b> <i>Compass Florida</i>	115 Parc Monceau	Parc Monceau	30-Mar
\$7,184,600	<b>MICHAEL COSTELLO</b> <i>Douglas Elliman</i>	<b>CARA MCCLURE</b> <i>Douglas Elliman</i>	239 Monterey Road	Gregory Addition	1-Mar
\$6,885,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	0 Antigua Lane	Polan Subdivision	11-Mar
\$6,700,000	<b>GRACE BROWN</b> <i>Brown Harris Stevens</i>	UNKNOWN	120 Seagate Road	North Shore Addition	25-Mar
\$6,600,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	250 Pendleton Ave.	Reverie	22-Mar
\$6,500,000	<b>ROSALIND CLARKE</b> <i>Premier Estate Properties</i>	<b>LUCY BAUER</b> <i>Brown Harris Stevens</i>	321 Barton Ave.	Primavera Estates	8-Mar
\$6,000,000	UNKNOWN	UNKNOWN	750 S. County Road	Estate Section	16-Mar
\$5,350,000	<b>THOR BROWN</b> <i>The Corcoran Group</i>	<b>GARY POHRER</b> <i>Douglas Elliman</i>	255 Ridgeview Drive	Rafalsky Mark	31-Mar
\$5,250,000	<b>JEFFREY CLONINGER</b> <i>Sotheby's International Realty</i>	<b>LINDA OLSSON</b> <i>Linda R. Olsson, Inc.</i>	411 Brazilian Ave.	Royal Park Addition	5-Mar
\$5,200,000	<b>TAYLOR COREY</b> <i>Coldwell Banker Realty</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	177 Queens Lane	Palm Beach Shores	12-Mar
\$5,165,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>STEPHANIE LEFES</b> <i>Sotheby's International Realty</i>	226 Fairview Road	Rafalsky Mark	1-Mar
\$5,100,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>GAIL COHEN</b> <i>Brown Harris Stevens</i>	599 S. County Road	Singer Addition	5-Mar
\$4,800,000	UNKNOWN	UNKNOWN	6 Golfview Road	Golf View Subdivision	29-Mar
\$4,450,000	UNKNOWN	UNKNOWN	261 Nightingale Trail	Mocking Bird Trail	29-Mar
\$4,260,000	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	UNKNOWN	240 Mockingbird Trail	Mocking Bird Trail	29-Mar

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

## LUXURY SINGLE FAMILY HOME LISTINGS\* — March 2020

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	LIST DATE	MLS NUMBER	SQ. FT.**
\$115,000,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	1840 S. Ocean Blvd.	Surfside	5-Mar	21-378	29,422
\$49,000,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	1125 S. Ocean Blvd.	Bingham Copp	1-Mar	21-341	8,269
\$39,500,000	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	151 Via Bellaria	Estate Section	12-Mar	RX-10699287	13,886
\$29,500,000	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	125 Via Del Lago	Tropical Isle	26-Mar	RX-10703098	8,698
\$25,500,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	304 Garden Road	Eden Properties	22-Mar	RX-10702661	7,688
\$18,500,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	111 El Brillo Way	El Bravo Park	9-Mar	RX-10698372	7,743
\$17,250,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	221 El Vedado Road	Estate Section	21-Mar	RX-10702716	7,204
\$16,950,000	<b>PATRICIA MAHANEY</b> <i>Sotheby's International Realty</i>	250 Palm Way	North End	24-Mar	20-970	8,940
\$14,975,000	<b>JEROME DE SAINT HIPPOLYTE</b> <i>The Corcoran Group</i>	145 Chilean Ave	Royal Park Addition	26-Mar	RX-10703025	5,028
\$13,700,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	272 Via Marila	Coral Estates	13-Mar	RX-10699947	5,708
\$11,887,000	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman</i>	2288 Ibis Isle Road W	Ibis Isle	15-Mar	RX-10699996	4,874
\$8,250,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	311 Pendleton Lane	Cocoanut Grove	17-Mar	RX-10700886	5,306
\$7,900,000	<b>ASHLEY COPELAND</b> <i>Brown Harris Stevens</i>	252 Seaspray Ave.	Poinciana Park	9-Mar	RX-10699244	3,806
\$7,650,000	<b>WALLY TURNER</b> <i>Sotheby's International Realty</i>	1025 N. Lake Way	Eden Properties	5-Mar	21-374	2,888
\$7,250,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	620 N Lake Way	East Shore	18-Mar	RX-10701187	5,001
\$6,295,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	221 El Dorado Lane	El Dorado Park	8-Mar	RX-10698982	2,982
\$5,595,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	150 Algoma Road	Estate Section	22-Mar	RX-10702669	4,136
\$3,995,000	<b>KERRY WARWICK</b> <i>The Corcoran Group</i>	215 Seaspray Ave.	Poinciana Park	4-Mar	RX-10697078	2,596
\$3,995,000	<b>GEORGE WESTON</b> <i>The Corcoran Group</i>	259 Park Ave.	Bungalow Park	4-Mar	RX-10689101	1,860
\$3,950,000	<b>MARY BUCK</b> <i>Sotheby's International Realty</i>	222 Caribbean Road	Boca Raton County Inlet	12-Mar	RX-10699352	5,127

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

\*\* Square feet of living space



## REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

### \$8.9M Villas Sale Helps Break February's All-time Record

Q1 Average Sale Price Up 12% as Compared to 2020, Number of Sales Up 194%

Penthouse B at the Villas on exclusive Worth Avenue, which features one of the largest covered patios in Palm Beach according to its MLS listing was purchased for \$8.9 million last month. The sale made the Top 10 list of largest sales during the last twelve months. William Yahn of The Corcoran Group listed the property and Lisa Cregan of Sotheby's International Realty represented the buyer of 425 Worth Avenue Penthouse B. The sale was just one of a hefty group of 45 luxury condo sales that closed in the \$1 million-plus category in March and totaled \$101.93 million, surpassing February's total of \$96 million, as the largest sales month of all time in its category. The robust Q1 months contributed to a 12% increase in the average price of a luxury condo as compared to Q1 2020, which was \$1.95 million and \$1.74 million, respectively. Local realtors closed an astounding 103 luxury condo sales during the first quarter as compared to 35 during the same period of last year, an increase of 194%.

March's incoming inventory also reflected the pricey market. Fern Fodiman of Sotheby's International Realty presented a 4000-plus square-foot apartment, Unit 622 at the Sun & Surf 100 building for \$9.95 million. The in town residence boasts expansive east, south and west exposures and premier full service luxury living accouterments.

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## LUXURY CONDOMINIUMS

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

SALE PRICE	ADDRESS	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	MLS NUMBER
\$8,900,000	425 Worth Ave Ph B	26-Mar	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	RX-10679739

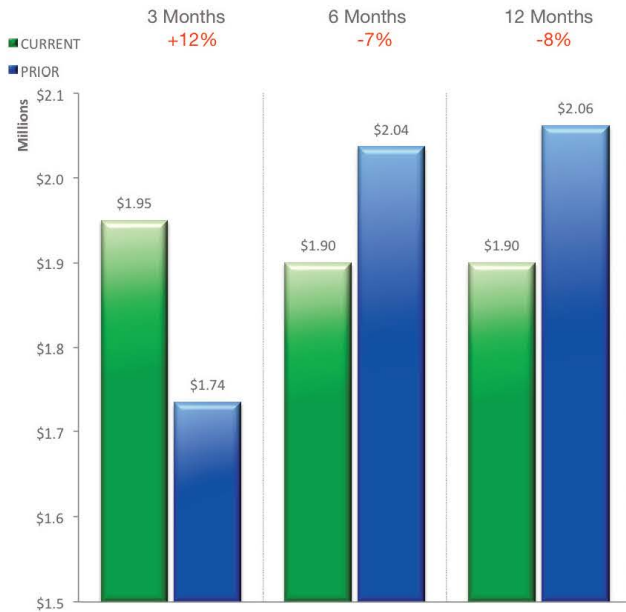
### TOP 10 CONDO / CO-OP SALES—LAST 12 MONTHS

SALE PRICE	ADDRESS	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	MLS NUMBER
\$14,000,000	100 Sunrise Ave., Ph 2	Nov-20	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>HAROLD MATHESON</b> <i>Monique Matheson Properties</i>	20-787
\$13,666,500	237 Brazilian Ave.	Oct-20	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	UNKNOWN	RX-10625875
\$10,770,000	3 Via Flagler	Dec-20	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	<b>TODD PETER</b> <i>Sotheby's International Realty</i>	20-1225
\$10,495,000	104 Gulfstream Road	Nov-20	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>SUZANNE TRAPANI-FRISBIE</b> <i>Premier Estate Properties, Inc.</i>	RX-10461281
\$9,640,000	150 Bradley Place, C13	Oct-20	UNKNOWN	UNKNOWN	Private Sale
\$9,385,000	130 Cocoanut Row	Dec-20	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>ELIZABETH DEWOODY</b> <i>Compass Florida</i>	20-1474
\$8,900,000	425 Worth Ave Ph B	Mar-21	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	RX-10679739
\$8,405,000	167 Seabreeze Ave.	Nov-20	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>NICHOLAS GRODZICKI</b> <i>Sotheby's International Realty</i>	19-2037
\$7,675,000	2 N. Breakers Row, S41	May-20	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>PAULETTE KOCH / DANA KOCH</b> <i>The Corcoran Group</i>	20-13
\$7,400,000	215 Brazilian Ave	Sep-20	<b>CHRISTOPHER LEAVITT / ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	RX-10648418

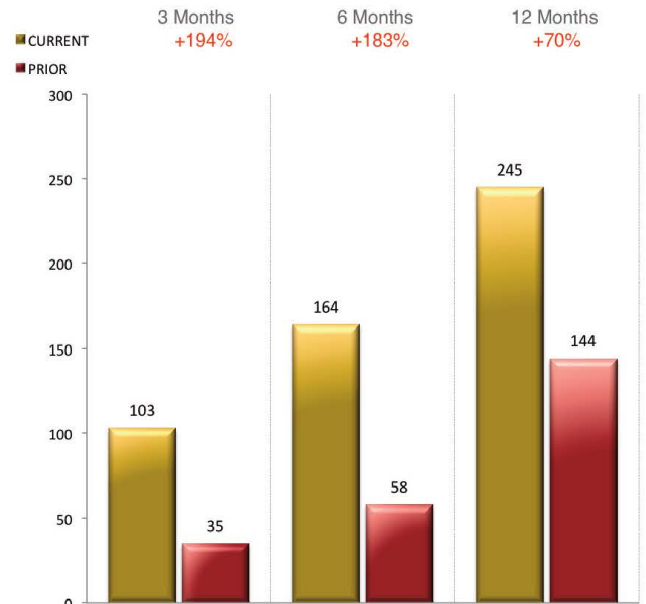
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

## \$1 MILLION-PLUS CONDOMINIUMS

**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



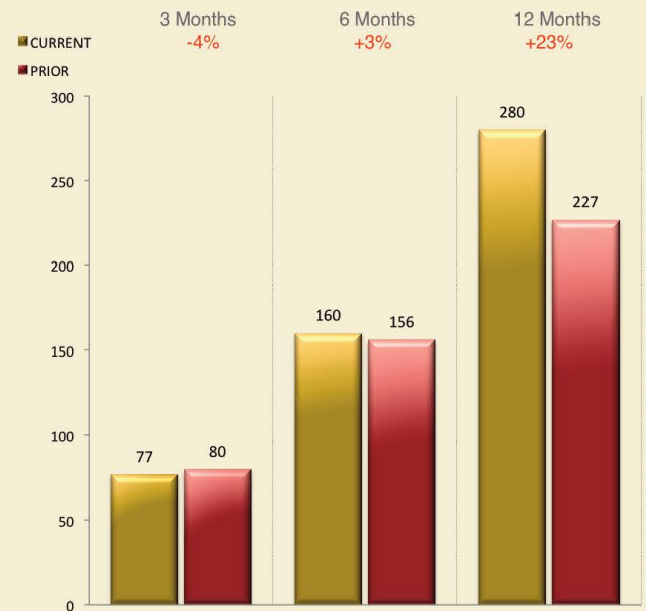
**CONDOS SOLD\***  
 Current Year Versus Prior Year



**MEDIAN LISTING PRICE\***  
 Current Year Versus Prior Year



**CONDOS LISTED\***  
 Current Year Versus Prior Year



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



Top 30 of 46 sales of \$1 million or more

## LUXURY CONDO / CO-OP SALES\* — MARCH 2021

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$8,900,000	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	425 Worth Ave., Ph B	The Villas	26-Mar
\$4,850,000	<b>CRISTINA CONDON</b> <i>Sotheby's International Realty</i>	<b>ASHLEY COPELAND</b> <i>Brown Harris Stevens</i>	360 S. Ocean Blvd., 3B	Dunster House	30-Mar
\$4,290,000	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	100 Sunrise Ave., 401	Sun & Surf 130	30-Mar
\$4,200,000	<b>SUZANNE PETRIZZI</b> <i>The Corcoran Group</i>	<b>MARIELA STOCHETTI</b> <i>Douglas Elliman</i>	3550 S. Ocean Blvd., 3A	3550 South Ocean	10-Mar
\$4,200,000	<b>MONIQUE MATHESON</b> <i>Monique Matheson Properties</i>	UNKNOWN	9 Sloans Curve Drive	Residences at Sloans Curve	19-Mar
\$4,080,000	UNKNOWN	UNKNOWN	6 Sloans Curve Drive	Residences at Sloans Curve	16-Mar
\$3,660,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>ROSALIND CLARKE</b> <i>Premier Estate Properties</i>	3000 S. Ocean Blvd., 507	Bellaria	5-Mar
\$3,488,000	<b>THOR BROWN</b> <i>The Corcoran Group</i>	<b>SUZANNE AINSLIE</b> <i>Sotheby's International Realty</i>	100 Sunrise Ave., 202	Sun & Surf 100	26-Mar
\$3,350,000	<b>WAHKUNA VEGA</b> <i>William Raveis</i>	<b>SIMON ISAACS</b> <i>Simon Isaacs Real Estate</i>	253 Seminole Ave.	Ocean Park	15-Mar
\$3,275,000	<b>SAMANTHA CURRY</b> <i>Douglas Elliman</i>	<b>SUZANNE SMITH</b> <i>Brown Harris Stevens</i>	255 Seminole Ave.	Ocean Park	1-Mar
\$3,275,000	<b>HELENE SIDEL</b> <i>The Corcoran Group</i>	<b>LIZA PULTZER</b> <i>Brown Harris Stevens</i>	2660 S. Ocean Blvd., 301W	Beach Point	31-Mar
\$3,255,000	UNKNOWN	UNKNOWN	330 S. Ocean Blvd., 0056	330 S Ocean	2-Mar
\$3,200,000	<b>CRISTA RYAN</b> <i>Tina Fanjul Associates, Inc.</i>	<b>LAUREN KESSELMAN</b> <i>Brown Harris Stevens</i>	170 N. Ocean Blvd., 702	Ocean Towers North	16-Mar
\$2,850,000	<b>JUDGE MOSS</b> <i>Sotheby's International Realty</i>	<b>SUZANNE STOLL</b> <i>Sotheby's International Realty</i>	340 S. Ocean Blvd., 4B	Lowell House	29-Mar
\$2,795,000	<b>JB EDWARDS</b> <i>Sotheby's International Realty</i>	<b>GARY POHRER</b> <i>Douglas Elliman</i>	100 Royal Palm Way, C1 & C2	1 Royal Palm Way	5-Mar
\$2,649,350	<b>ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	<b>ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	200 N. Ocean Blvd., 5	Warden House	4-Mar
\$2,400,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	2000 S. Ocean Blvd., 201S	2000 Condo At Sloans Curve	19-Mar
\$2,300,000	<b>CHRISTINE FRANKS</b> <i>Sotheby's International Realty</i>	<b>LIZA PULTZER</b> <i>Brown Harris Stevens</i>	100 Worth Ave., 318	Winthrop House	25-Mar
\$2,300,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>DANA LANDRY</b> <i>Dana E Landry</i>	411 Australian Ave., 3	Las Aldeas	10-Mar
\$2,295,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	2660 S. Ocean Blvd., 201W	Beach Point	5-Mar
\$2,270,000	<b>LAURA BECK-LEVITT</b> <i>NV Realty Group</i>	<b>LAURA BECK-LEVITT</b> <i>NV Realty Group</i>	2500 S. Ocean Blvd., 3B3	2500 South Ocean	4-Mar
\$2,230,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	2000 S. Ocean Blvd., 201S	2000 Condo At Sloans Curve	19-Mar
\$2,200,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	<b>KELLY JACKSON</b> <i>Waterfront Properties &amp; Club Communities</i>	2660 S. Ocean Blvd., 604S	Beach Point	9-Mar
\$2,150,000	<b>CRISSY POORMAN</b> <i>Sotheby's International Realty</i>	<b>LINDA GARY</b> <i>Linda A. Gary Real Estate</i>	100 Worth Ave., 502	Winthrop House	31-Mar
\$2,099,000	<b>CHAD CARROLL</b> <i>Compass Florida</i>	<b>SILVIA ICAZA</b> <i>Berkshire Hathaway</i>	3100 S. Ocean Blvd., 102S	Palm Beach Hampton	15-Mar
\$2,000,000	<b>MICHAEL MISISCO</b> <i>Sotheby's International Realty</i>	UNKNOWN	100 Royal Palm Way, C3	1 Royal Palm Way	25-Mar
\$1,900,000	<b>CHRISTINE FRANKS</b> <i>Sotheby's International Realty</i>	<b>SUZANNE FRISBIE</b> <i>Premier Estate Properties</i>	100 Worth Ave., 711	Winthrop House	29-Mar
\$1,830,000	<b>DOROTHY GULDEN</b> <i>Dorothy Engels Gulden, Inc.</i>	<b>BRAD CRAMER</b> <i>Keller Williams Palm Beach Island</i>	100 Sunrise Ave., 617	Sun & Surf 130	19-Mar
\$1,770,000	<b>WENDY BOWES</b> <i>The Corcoran Group</i>	<b>CAROLE KOEPEL</b> <i>Sotheby's International Realty</i>	2100 S. Ocean Blvd., 606N	2100 Condo At Sloans Curve	2-Mar
\$1,725,000	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman</i>	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman</i>	3100 S. Ocean Blvd., 103S	Palm Beach Hampton	31-Mar

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





## LUXURY CONDO / CO-OP LISTINGS\* — MARCH 2021

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	LIST DATE	MLS NUMBER	SQ. FT**
\$10,950,000	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	100 Sunrise Ave., 622	Sun & Surf 100	16-Mar	RX-10700063	4,235
\$9,900,000	<b>ROSALIND CLARKE</b> <i>Premier Estate Properties</i>	300 S. Ocean Blvd., Ph c	300 South Ocean	3-Mar	RX-10697553	2,140
\$5,295,000	<b>LINDA OLSSON</b> <i>Linda R. Olsson Inc.</i>	425 Worth Ave., 5d	The Villas	12-Mar	RX-10699256	2,536
\$4,825,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates, Inc.</i>	400 S. Ocean Blvd., 203 & 204	400 South Ocean	19-Mar	21-461	3,432
\$4,495,000	<b>LINDA OLSSON</b> <i>Linda R. Olsson Inc.</i>	3000 S. Ocean Blvd., 308s	Bellaria	29-Mar	21-524	3,219
\$3,890,000	<b>ARNO DE VOS</b> <i>Douglas Elliman</i>	3550 S. Ocean Blv 4b	3550 South Ocean	1-Mar	RX-10696575	2,982
\$3,500,000	<b>PAULA MIKUS</b> <i>The Corcoran Group</i>	200 Everglade Ave., A3	French Normandy	24-Mar	21-487	2,375
\$3,295,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	100 Sunrise Ave., 515	Sun & Surf 100	24-Mar	RX-10702680	1,547
\$2,495,000	<b>KYLE BLACKMON</b> <i>Compass Florida</i>	340 S. Ocean Blvd., 5f	Lowell House	4-Mar	F10269631	1,826
\$2,450,000	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman</i>	3170 S. Ocean Blvd 703n	Enclave	2-Mar	RX-10697473	2,950
\$2,395,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	3170 S. Ocean Blvd., S202	Enclave	8-Mar	RX-10698051	2,960
\$2,358,570	<b>SUZANNE PETRIZZI</b> <i>The Corcoran Group</i>	3550 S. Ocean Blvd., 6e	3550 South Ocean	9-Mar	RX-10698338	2,762
\$2,264,000	<b>SUZANNE PETRIZZI</b> <i>The Corcoran Group</i>	3550 S. Ocean Blvd., 5c	3551 South Ocean	9-Mar	RX-10698348	2,743
\$2,000,000	<b>CAPPY ABRAHAM</b> <i>Palm Beach Residential Properties</i>	44 Cocconut Row, 413a	Palm Beach Towers	26-Mar	21-510	1,215
\$1,850,000	<b>MAUREEN WOODWARD</b> <i>Brown Harris Stevens</i>	2100 S. Ocean Blvd., 306s	2100 Hundred Condo	4-Mar	RX-10697461	2,494
\$1,750,000	<b>ROSILIS CUEVAS</b> <i>Compass Florida</i>	3390 S. Ocean Blvd., 404	Emeraude	23-Mar	RX-10701937	2,145
\$1,550,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	320 Chilean Ave., 5	320 Chilean	17-Mar	21-433	1,167
\$1,495,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	3400 S. Ocean Blvd., 7hii	Atriums	4-Mar	RX-10697049	2,119
\$1,395,000	<b>GARY POHRER</b> <i>Douglas Elliman</i>	2784 S Ocean Blvd., 108n	Cove	2-Mar	RX-10696409	1,863
\$1,395,000	<b>ERIC SCHREIBER</b> <i>Leibowitz Realty Group</i>	3400 S. Ocean Blvd., 5ei	Atriums	9-Mar	RX-10698767	1,740
\$1,295,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	2660 S. Ocean Blvd., 302n	Beach Point	8-Mar	RX-10697986	1,900
\$1,150,000	<b>JAMES EDWARDS</b> <i>Sotheby's International Realty</i>	2155 Ibis Isle Road, 7	Tower Vallencay	29-Mar	21-525	1,949
\$1,100,000	<b>CLAUDIO GUIDI</b> <i>Tina Fanjul Associates, Inc.</i>	2275 S. Ocean Blvd., 202a	The Reef	30-Mar	21-528	1,964
\$1,050,000	<b>PEGGY DOEPPER</b> <i>Douglas Elliman</i>	2784 S. Ocean Blvd., 306n	Cove	14-Mar	RX-10699575	1,659

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

\*\* Square feet of living space

## LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

### An Inrush of March Building Permits Surpasses Monthly Average

#### 2 North End Homes Slated for \$2M and \$1.7M Makeovers

There was a total of 27 large building permits with \$100 thousand or more valuations pulled in March, second only to last July's total of 29 during the current twelve month period. The three largest reflect new construction and alteration projects at 135 Reef Road and 24 West Indies Drive on the North End, and the In Town property at 165 Seaspray Avenue with valuations of \$2, \$1.66 and \$1.4 million, respectively. Tim Givens Building & Remodeling was issued the largest permit for the residential new construction project on Reef Road. The Dailey Janssen Architects design adds a master suite, garage, and updated landscaping, along with interior demolitions and installations and includes exterior cornice, chimney and entranceway enhancements.

In addition to the Reef Road project, Tim Givens Building & Remodeling was also issued large scale construction permits for 61 Middle Road and 1021 N. Ocean Boulevard, for a total valuation of \$2.5 million for the three new March projects. Their total for the last twelve months is \$6.17 million, placing the company in the Top 5 of the year.

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## LAND USE PROJECTS

### LARGEST BUILDING PERMIT ISSUED\* — LAST MONTH

ADDRESS	VALUE	ISSUED	CONTRACTOR	ARCHITECT	TYPE
135 Reef Road	\$2,000,000	4-Mar	Tim Givens Building & Remodeling	Dailey Janssen 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	Paradelo Burgess Design Studio	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	D. Stanley Dixon Architect	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



**PALM BEACH AT A GLANCE**  
**LAND USE / CONSTRUCTION**

## Large-Scale Building Permits

**TOTAL VALUE OF PROJECTS\***  
 Current Year Versus Prior Year

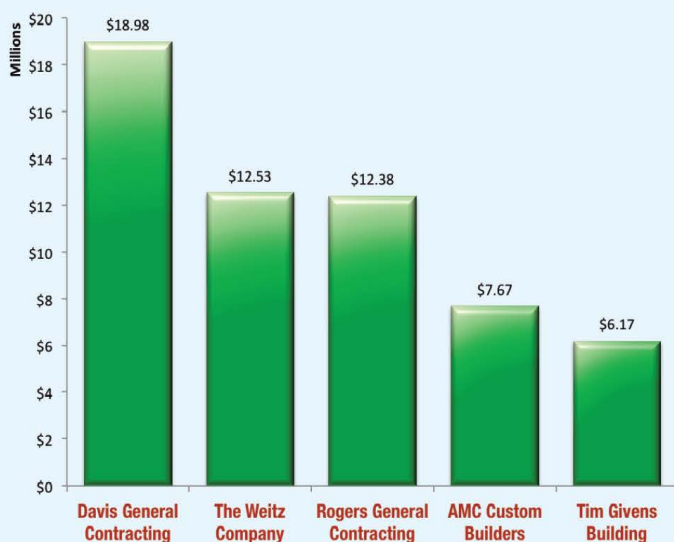


**TOTAL NUMBER OF PROJECTS\***  
 Current Year Versus Prior Year

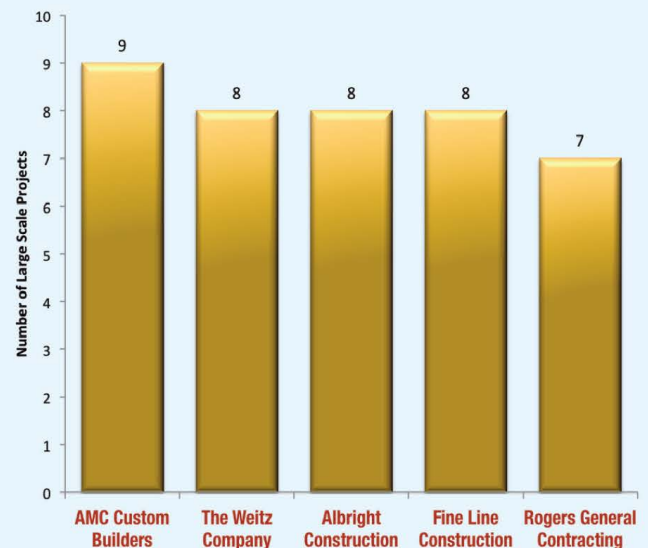


## Top Contractors of Large-Scale Projects

**TOP 5 BY VALUE OF PROJECTS\***  
 for Last 12 Months

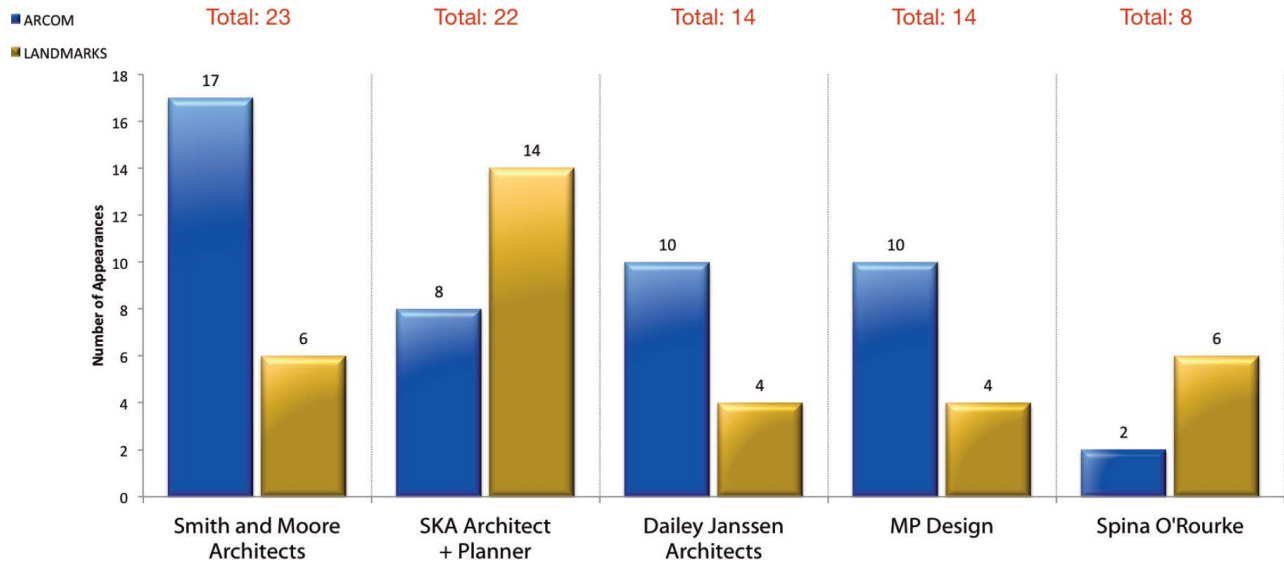


**TOP 5 BY NUMBER OF PROJECTS\***  
 for Last 12 Months



## Building & Development Applications

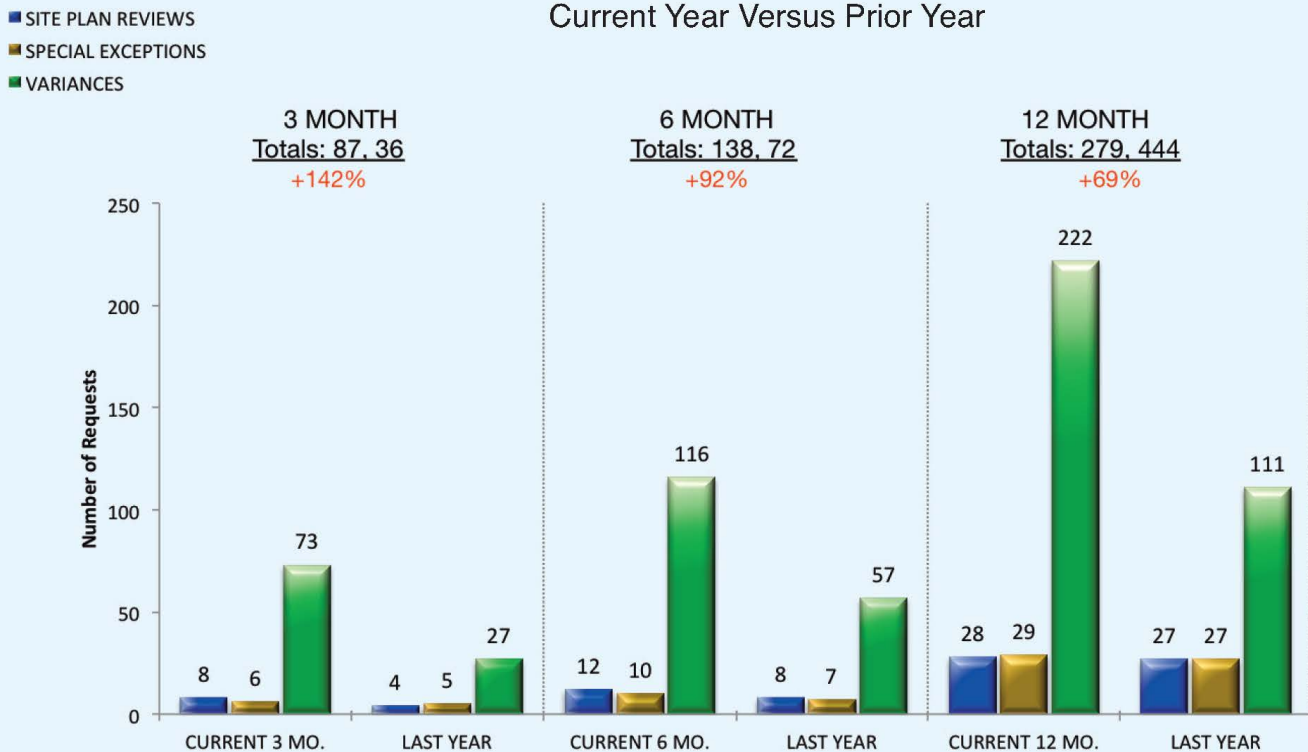
TOP 5 ARCHITECTS  
For Architectural & Landmarks Appearances\* — Last 12 Months



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

## Town Council Development Reviews

Current Year Versus Prior Year





Rabideau Klein is a trusted representative of high-end real estate, business formation, cross-country and legal consultation. Our law firm has been in existence since 2014 and consists of Board Certified Real Estate attorneys dedicated to providing superior legal counsel and first-class service to our clientele.

Our legal team offers decades of knowledge and experience on all legal matters for real estate transactions and related issues. We provide representation for all of your real estate assets, such as single-family homes, condominiums, co-ops, vacant land, investment, and commercial properties.

#### ONLINE RESOURCES

Florida Title Insurance Calculator: [www.rabideauklein.com/title-insurance-calculator](http://www.rabideauklein.com/title-insurance-calculator)

Beach Access Finder, Town of Palm Beach: [www.rabideauklein.com/beach-access](http://www.rabideauklein.com/beach-access)

Rabideau Klein Million Dollar Mortgages Brief - Palm Beach County:  
[www.rabideauklein.com/million-dollar-mortgage-brief](http://www.rabideauklein.com/million-dollar-mortgage-brief)

Rabideau Klein Town of Palm Beach Brief: [www.rabideauklein.com/town-of-palm-beach](http://www.rabideauklein.com/town-of-palm-beach)

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