

Rabideau Klein Brief

TOWN OF PALM BEACH

JULY 2021



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REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

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: ESTATES / RESIDENTIAL LOTS

Q2 Luxury Home Price Up 39%, Number of Sales Up 83%

Agent Moens Dominates Palm Beach Island Sales Chart, Again

The average sale price of single-family homes in the Town of Palm Beach priced at \$1 million or more for April through June rose to \$8.25 million, an increase of 39%, as compared to 2020, which was \$5.94 million. The number of homes sold during Q2 2020 and 2021 was 97 and 53, respectively, an 83% increase.

In a repeat of May's performance, the top sale of the month was both listed and closed by Lawrence Moens of Lawrence A. Moens Associates, and again, his sale took second place as the largest residential sale on Palm Beach Island during the last twelve months. The property, a two-acre compound with private beach, flanked by 150 feet of lakefront by both the Lake Worth Lagoon and the Atlantic Ocean, and boasting a newly built sixteen thousand square-foot home, brought \$109.63 million. This transaction makes Mr. Moens the listing agent for all top three sales of the year and the buyer's representative of two. Christopher Leavitt of Douglas Elliman represented the buyer of the top sale of the year for the \$122.70 million purchase of 535 N. County Road last February.

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LUXURY SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$109,625,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1840 S. Ocean Blvd.	Billionaires Row	15-Jun	21-378

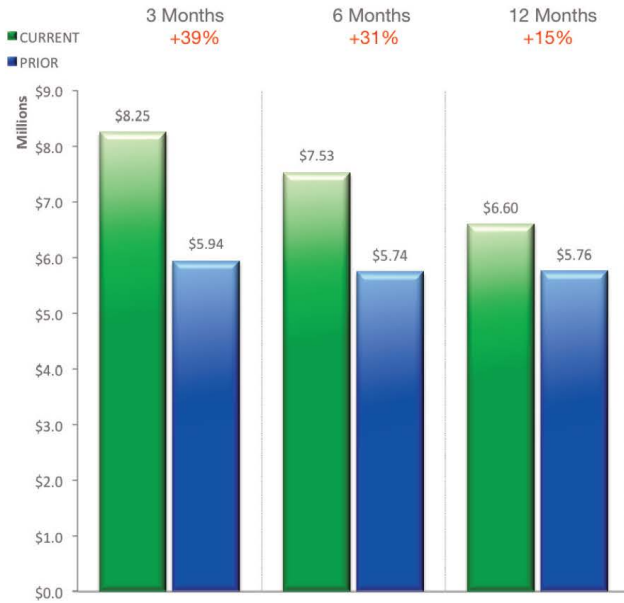
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE MONTH	MLS NUMBER
\$122,695,954	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	535 N. County Road	Reef	Feb-21	21-51
\$109,625,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1840 S. Ocean Blvd.	Billionaires Row	Jun-21	21-378
\$95,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1341 S. Ocean Blvd.	Casa Apava	May-21	(Public record)
\$68,385,000	UNKNOWN	UNKNOWN	905 N. Ocean Blvd.	North End	Feb-21	(Public record)
\$57,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	174 Via Del Lago	Estate Section	Mar-21	RX-10678830
\$55,150,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	300 N. Lake Way	Stotesbury Park	Dec-20	20-1695
\$51,420,000	ASHLEY MCINTOSH <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1744 S. Ocean Blvd.	Plam Beach Estates	Jul-20	(Public record)
\$49,141,600	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	520 Island Drive	Everglades Island	May-21	21-627
\$49,000,000	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	1350 N. Lake Way	Eden Villa	Mar-21	(Public record)
\$48,500,000	GARY POHRER <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	172 S. Ocean Blvd.	Primavera Estates	Mar-21	RX-10630179

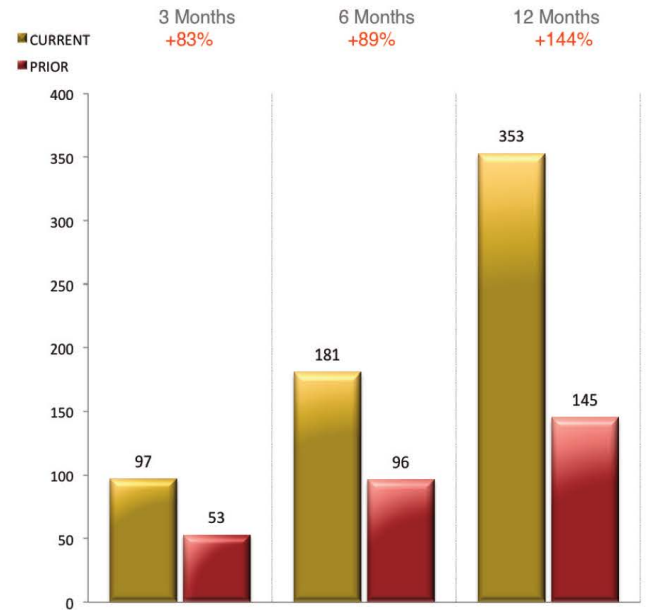
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS SINGLE FAMILY HOMES

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



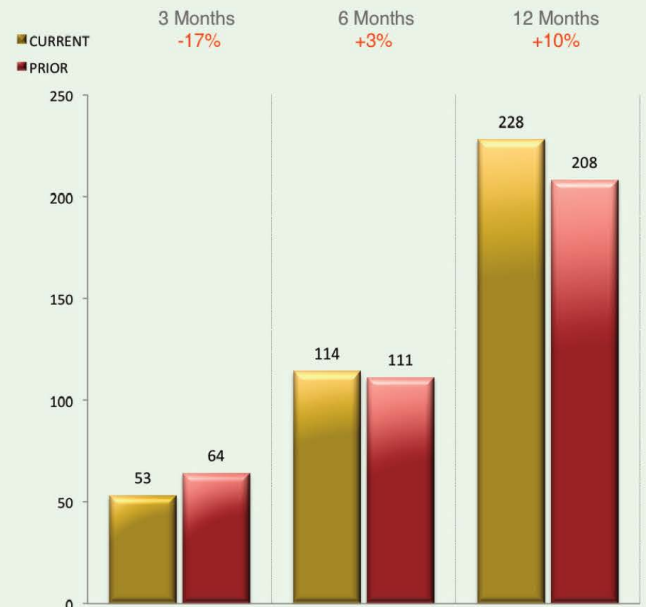
HOMES SOLD*
 Current Year Versus Prior Year



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 33 sales of \$1 million or more

LUXURY SINGLE FAMILY HOME SALES* — JUNE 2020

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$109,625,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1840 S. Ocean Blvd.	Billionaires Row	15-Jun	21-378
\$35,430,000	GARY POHRER <i>Douglas Elliman</i>	GARY POHRER <i>Douglas Elliman</i>	6 Via Los Incas	Los Incas Addition	3-Jun	RX-10672325
\$32,563,900	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>	482 Island Drive	Everglades Island	4-Jun	RX-10709593
\$25,375,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1020 N. Lake Way	Eden Properties	2-Jun	(Public record)
\$25,260,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	137 E. Inlet Drive	Sea Isle Estates	3-Jun	(Public record)
\$21,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	313 Dunbar Road	Adams Circle	1-Jun	RX-10585000
\$18,000,000	CARA MCCLURE <i>Douglas Elliman</i>	CAROLE KOEPPPEL <i>Sotheby's International Realty</i>	365 N. County Road	El Mirasol	16-Jun	RX-10705258
\$17,000,000	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	MARLEY OVERMAN <i>Illustrated Properties</i>	250 Palmo Way	Alto Lido	8-Jun	RX-10630010
\$12,000,000	JEFF CLONINGER <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	200 Regents Park Road	Regents Park	16-Jun	RX-10584102
\$12,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	220 Jungle Road	Estate Section	23-Jun	RX-10709951
\$11,500,000	UNKNOWN	UNKNOWN	179 E. Inlet Drive	Sea Isle Estates	23-Jun	(Public record)
\$11,000,000	UNKNOWN	UNKNOWN	2720 S. Ocean Blvd.	Regency	11-Jun	(Public record)
\$10,500,000	UNKNOWN	UNKNOWN	145 Clarendon Ave.	Vita Serena	1-Jun	(Public record)
\$10,340,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	218 La Puerta Way	El Encanto	30-Jun	(Public record)
\$8,650,000	KELLY CUSHING <i>Douglas Elliman</i>	WHITNEY MCGURK <i>Brown Harris Stevens</i>	147 Seabreeze Ave.	Poinciana Park	23-Jun	21-586
\$8,600,000	UNKNOWN	UNKNOWN	229 Ridgeview Drive	Rafalsky Mark	30-Jun	(Public record)
\$8,450,000	DANA KOCH <i>The Corcoran Group</i>	ROBERT GOODNOUGH <i>Sotheby's International Realty</i>	145 Kings Road	Boulevard Estates	2-Jun	RX-10681309
\$8,450,000	HEATHER BRETZLAFF <i>Douglas Elliman</i>	JOHN DEWING <i>Sotheby's International Realty</i>	214 Plantation Road	East Shore	2-Jun	RX-10672326
\$7,900,000	ASHLEY CRANDALL <i>Sutter & Nugent LLC</i>	ELIZABETH DEWOODY <i>Compass</i>	432 Seabreeze Ave.	Poinciana Park	21-Jun	RX-10706085
\$7,775,000	CHRIS DEITZ <i>Douglas Elliman</i>	SCOTT GORDON <i>Douglas Elliman</i>	217 Sandpiper Drive	Dodge Estates	11-Jun	RX-10677166
\$7,700,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SIMON ISAACS <i>Simon Isaacs Real Estate</i>	311 Pendleton Lane	Cocoanut Grove	21-Jun	RX-10700886
\$7,650,000	CRISTA RYAN <i>Tina Fanjul Associates</i>	GARY POHER <i>Douglas Elliman</i>	232 Bahama Lane	Bahama	1-Jun	RX-10689323
\$7,300,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	LISA CREGAN <i>Sotheby's International Realty</i>	255 El Pueblo Way	El Encanto	17-Jun	RX-10708691
\$6,843,022	UNKNOWN	UNKNOWN	1025 N. Lake Way	North End	14-Jun	(Public record)
\$5,500,000	CHARLES POOLE <i>Douglas Elliman</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	236 Pendleton Ave.	Reverie	4-Jun	RX-10688975
\$5,500,000	UNKNOWN	UNKNOWN	246 Monterey Road	Gregory Addition	18-Jun	(Public record)
\$5,300,000	ROSALIND CLARKE <i>Premier Estate Properties</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	257 Fairview Road	Rafalsky Mark	1-Jun	RX-10707592
\$4,000,000	KEVIN CONDON <i>Sotheby's International Realty</i>	FRANCES FRISBIE <i>Premier Estate Properties</i>	206 Caribbean Road	Boca Ratone Colet	8-Jun	RX-10704827
\$3,700,000	UNKNOWN	UNKNOWN	200 Bahama Lane	Bahama	8-Jun	(Public record)
\$3,542,855	UNKNOWN	UNKNOWN	365 Hibiscus Ave.	Carlton Place	7-Jun	(Public record)

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

PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

LUXURY SINGLE FAMILY HOME LISTINGS* — JUNE 2020

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	LIST DATE	MLS NUMBER	SQ. FT.**
\$45,000,000	CRISTINA CONDON <i>Sotheby's International Realty</i>	143 E. Inlet Drive	Sea Isle Estates	21-Jun	21-1013	Lot
\$34,950,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	7 la Costa Way	Palama Estates	15-Jun	21-993	11,533
\$34,500,000	SUZANNE TRAPANI-FRISBIE <i>The Corcoran Group</i>	870 S. Ocean Blvd.	Via Vizcaya	24-Jun	21-1028	7,589
\$28,750,000	SUZANNE TRAPANI-FRISBIE <i>The Corcoran Group</i>	95 Middle Rod	EL Bravo	8-Jun	RX-10722629	6,621
\$17,198,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	167 Everglade Ave.	Ocean Park	1-Jun	RX-10720870	4,541
\$12,000,000	ADAM MCPHERSON <i>Douglas Elliman</i>	206 Phipps Plaza	Phipps Plaza	21-Jun	RX-10725607	10,950
\$10,000,000	GARY POHRER <i>Douglas Elliman</i>	235 Garden Road	Eden Properties	30-Jun	RX-10727788	3,332
\$7,295,000	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	233 Miraflores Drive	EL Paraiso	30-Jun	RX-10727727	3,694
\$6,750,000	JOSEPH SCHEERER <i>Douglas Elliman</i>	250 Osceola Way	Osceola Way	2-Jun	RX-10720872	3,790
\$6,750,000	BLAIR KIRWAN <i>Brown Harris Stevens</i>	210 Osceola Way	Osceola Way	2-Jun	RX-10720949	3,790
\$3,600,000	WENDY BOWES <i>The Corcoran Group</i>	220 Indian Road	Boca Ratone Colet	29-Jun	RX-10634512	1,874
\$2,900,000	ASHLEY COPELAND <i>Brown Harris Stevens</i>	Lot H E Ibis Isle Road	Ibis Isle	1-Jun	RX-10721498	Lot

*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

Q2 Luxury Condo Price Close to \$1.9M for Both 2020 & 2021

Floral Park Townhome Brings \$9.8M

When comparing this year and last year's second quarter luxury condo market, the average mean price for units in the \$1 million hovered around \$1.9 million, with \$1.85 for this year, and \$1.89 for last year. While this was the average price of 145 properties for Q2 2021, last year the total properties sold for the same period was 34, a 333% increase in volume.

Within the sales category noted above, there continues to be a smaller group of properties reaching stellar heights and June was no exception. Christian Angle of Christian Angle Real Estate represented both the buyer and seller of the largest sale of June for 180 Sunset Avenue, which also made the Top 10 of the last twelve months. The In-Town luxury apartment located in a newer building on the ocean block of Floral Park brought \$9.75 million and features a contemporary approach to luxury living including a chef's kitchen, spacious covered loggia and outdoor fireplace, elevator, and two guest rooms with en-suites.

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LUXURY CONDOMINIUMS

LARGEST CONDO / CO-OP SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$9,750,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	180 Sunset Ave.	Floral Park	30-Jun	RX-10715425

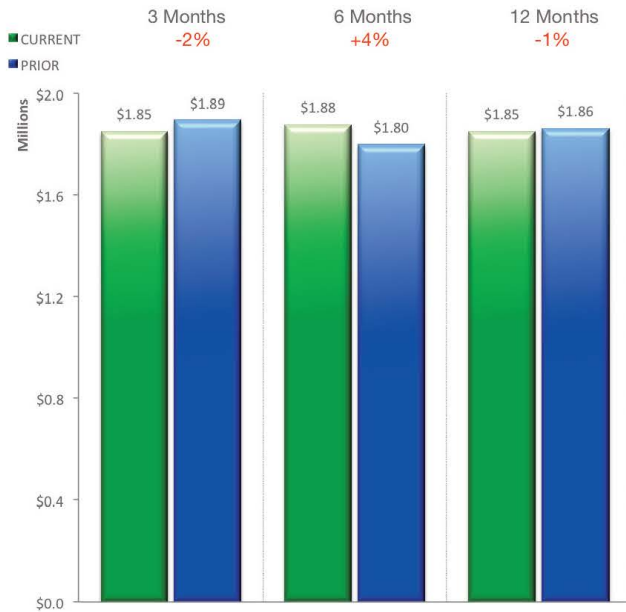
TOP 10 CONDO / CO-OP SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE MONTH	MLS NUMBER
\$26,070,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	456 S. Ocean Blvd., 1	Estate Section	Apr-21	(Public record)
\$14,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	HAROLD MATHESON <i>Monique Matheson Properties</i>	100 Sunrise Ave., Ph 2e	Sun & Surf 100	Nov-20	20-787
\$13,666,500	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	UNKNOWN	237 Brazilian Ave., East & West	Cortile Villa	Oct-20	RX-10625875
\$11,995,000	UNKNOWN	UNKNOWN	219 Brazilian Ave.	Palazzo Villas	May-21	(Public record)
\$10,770,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	TODD PETER <i>Sotheby's International Realty</i>	221 Royal Poinciana Way, 3	Via Flagler	Nov-20	RX-10639476
\$10,495,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	104 Gulfstream Road	Las Ventanas	Dec-20	RX-10461281
\$9,750,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	180 Sunset Ave.	Floral Park	Jun-20	RX-10715425
\$9,640,000	UNKNOWN	UNKNOWN	150 Bradley Place, C13	Palm Beach Biltmore	Oct-20	(Public record)
\$8,900,000	WILLIAM YAHN <i>The Corcoran Group</i>	LISA CREGAN <i>Sotheby's International Realty</i>	425 Worth Ave Ph B	The Villas	Mar-21	RX-10679739
\$7,400,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	215 Brazilian Ave.	Palazzo Villas	Sep-20	RX-10648418

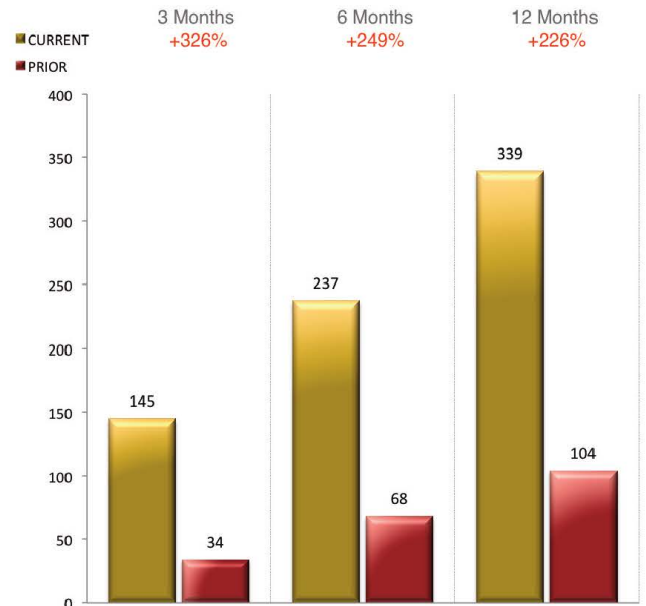
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE*
Current Year Versus Prior Year



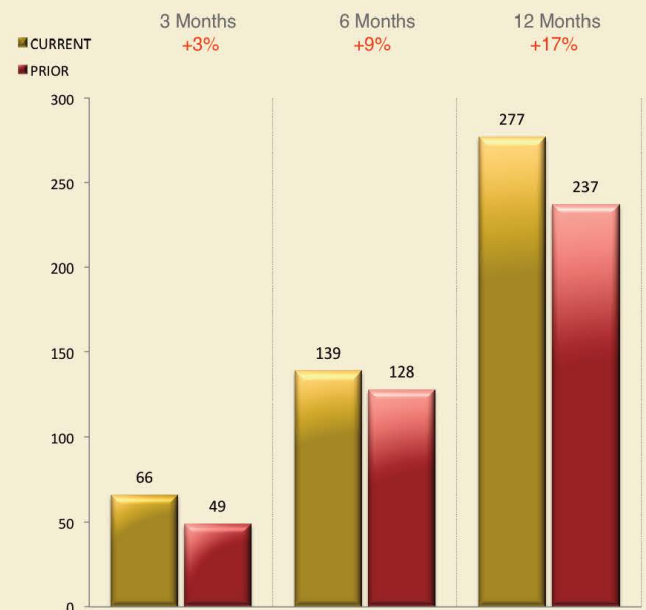
CONDOS SOLD*
Current Year Versus Prior Year



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 43 sales of \$1 million or more

LUXURY CONDO / CO-OP SALES* — JUNE 2021

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$9,750,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	180 Sunset Ave.	Floral Park	30-Jun	RX-10715425
\$6,100,000	CRISTINA CONDON <i>Sotheby's International Realty</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	300 Seminole Ave., 3b	IL Lugano	9-Jun	RX-10680182
\$5,350,000	LISA CREGAN <i>Sotheby's International Realty</i>	UNKNOWN	425 Worth Ave., 5b	Villas Inc	1-Jun	RX-10706277
\$4,250,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	UNKNOWN	3000 S. Ocean Blvd., 308s	Bellariea	3-Jun	21-524
\$4,125,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	300 Seminole Ave., 3c	IL Lugano	30-Jun	RX-10238578
\$4,000,000	LIZA PULITZER <i>Brown Harris Stevens</i>	SUZANNE TRAPANI-FRISBIE <i>The Corcoran Group</i>	345 Australian Ave.	Casas de Carlos	18-Jun	RX-10695509
\$3,750,000	CHRISTINE FRANKS <i>Sotheby's International Realty</i>	CHRISTINE FRANKS <i>Sotheby's International Realty</i>	100 Worth Ave., Ph 17	Winthrop House	15-Jun	RX-10647770
\$3,560,000	UNKNOWN	UNKNOWN	2500 S. Ocean Blvd., 2b3	2500 South Ocean	24-Jun	(Public record)
\$3,360,173	PAULA MIKUS <i>The Corcoran Group</i>	PAULA MIKUS <i>The Corcoran Group</i>	200 Everglade Ave., A3	French Normandy	17-Jun	RX-10702220
\$3,500,000	KOURTNEY PULITZER <i>Sotheby's International Realty</i>	GUY CLARK <i>Douglas Elliman</i>	100 Worth Ave., 410	Winthrop House	1-Jun	RX-10678359
\$3,500,000	FERN FODIMAN <i>Sotheby's International Realty</i>	KOURTNEY PULITZER <i>Sotheby's International Realty</i>	100 Sunrise Ave., 201	Sun & Surf 100	25-Jun	21-878
\$3,000,000	MIA MORRISON <i>The Corcoran Group</i>	WARREN DRUCKER <i>Keller Williams Realty</i>	3550 S. Ocean Blvd., Ph D	3550 South Ocean	9-Jun	RX-10694941
\$2,650,000	SHELLY NEWMAN <i>William Revels</i>	GUY CLARK <i>Douglas Elliman</i>	3000 S. Ocean Blvd., 202	Bellaria Condo	30-Jun	RX-10609741
\$2,650,000	UNKNOWN	UNKNOWN	3120 S. Ocean Blvd., 3-403	3120 Building	9-Jun	(Public record)
\$2,500,000	UNKNOWN	UNKNOWN	340 Brazilian Ave., 2030	Casa del Lago	30-Jun	(Public record)
\$2,500,000	UNKNOWN	UNKNOWN	100 Sunrise Ave., 325	Sun & Surf 100	18-Jun	(Public record)
\$2,275,000	UNKNOWN	UNKNOWN	100 Worth Ave., 407	Winthrop House	18-Jun	(Public record)
\$2,200,000	FERN FODIMAN <i>Sotheby's International Realty</i>	GARY LITTLE <i>Sotheby's International Realty</i>	2000 S. Ocean Blvd., 307s	2000 Sloans Curve	2-Jun	21-744
\$2,150,000	MARYANN CHOPP <i>Sotheby's International Realty</i>	MARYANN CHOPP <i>Sotheby's International Realty</i>	434 Chilean Ave., 6b	Eliot House	16-Jun	RX-10716324
\$2,000,000	TODD PETER <i>Sotheby's International Realty</i>	GARY LITTLE <i>Sotheby's International Realty</i>	330 S. Ocean Blvd., 5b	330 South Ocean	1-Jun	RX-10685959
\$1,995,000	UNKNOWN	UNKNOWN	3100 S. Ocean Blvd., 505 N	Hampton	14-Jun	(Public record)
\$1,950,000	UNKNOWN	UNKNOWN	389 S. Lake Dr., 4c	Casa del Lago	29-Jun	(Public record)
\$1,750,000	UNKNOWN	UNKNOWN	150 Bradley Place, 314	Biltmore	1-Jun	(Public record)
\$1,600,000	UNKNOWN	UNKNOWN	3140 S. Ocean Blvd., 205 S	Carlton Place	9-Jun	(Public record)
\$1,600,000	ERIC DITRI <i>Waterfront Properties & Club Communities</i>	ELIZABETH DEWOODY <i>Compass</i>	130 Sunrise Ave., 308	Sun & Surf 130	24-Jun	RX-10716820
\$1,574,000	SCOTT GORDON <i>Douglas Elliman</i>	SCOTT GORDON <i>Douglas Elliman</i>	2000 S. Ocean Blvd., 503s	2000 Sloans Curve	21-Jun	RX-10713193
\$1,495,000	GARY POHRER <i>Douglas Elliman</i>	PEGGY DOEPPER <i>Douglas Elliman</i>	2784 S. Ocean Blvd., 108n	The Cove	28-Jun	RX-10696409
\$1,450,000	UNKNOWN	UNKNOWN	2000 S. Ocean Blvd., 103n	2000 Sloans Curve	25-Jun	(Public record)
\$1,350,000	SCOTT GORDON <i>Douglas Elliman</i>	MARTA HARDYMAN <i>Brown Harris Stevens</i>	2660 S. Ocean Blvd., 405s	Beach Point	21-Jun	RX-10652777
\$1,345,000	SUZANNE SMITH <i>Brown Harris Stevens</i>	MARC CRISPINO <i>Gulfstream Properties</i>	3250 S. Ocean Blvd., 203s	Dorchester	29-Jun	RX-10674551
\$1,339,000	DANA LANDRY <i>Dana E. Landry</i>	RICHARD STEIN <i>Robert Slack LLC</i>	2660 S. Ocean Blvd., 102n	Beach Point	28-Jun	RX-10715436

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

PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

LUXURY CONDO / CO-OP LISTINGS* — JUNE 2021

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	LIST DATE	MLS NUMBER	SQ. FT**
\$14,850,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	2 N. Breakers Row., S45	Two North Breakers Row	11-Jun	RX-10724224	3,728
\$7,450,000	ASHLEY MCINTOSH <i>Douglas Elliman</i>	425 Worth Ave., 3f	Villas	11-Jun	RX-10723431	3,232
\$5,800,000	JOHNNY DELPRETE <i>Nest Seekers Florida</i>	150 Bradley Place, 712e	Biltmore	2-Jun	RX-10721031	2,005
\$5,795,000	GUY CLARK <i>Douglas Elliman</i>	100 Worth Ave., 410	Winthrop House	9-Jun	RX-10722607	1,668
\$5,195,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	400 S. Ocean Blvd., 205	Seagate	14-Jun	21-989	3,432
\$4,250,000	STEVEN KOLENO <i>Beycome of Florida</i>	44 Cocconut Row, B320	Palm Beach Towers	23-Jun	RX-10726175	1,501
\$4,100,000	MIA MORRISON <i>The Corcoran Group</i>	3550 S. Ocean Blvd., 5b	3550 South Ocean	25-Jun	RX-10726655	2,965
\$3,600,000	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	170 N. Ocean Blvd., 401	Ocean Towers North	9-Jun	21-967	1,830
\$2,900,000	KEITH VANDERLAAN <i>Sotheby's International Realty</i>	2774 S. Ocean Blvd., 603	2774 South Ocean	17-Jun	RX-10724726	1,294
\$2,900,000	GUY CLARK <i>Douglas Elliman</i>	3440 S. Ocean Blvd., 402s	Halcyon	11-Jun	RX-10723531	2,131
\$2,890,000	DANA KOCH <i>The Corcoran Group</i>	130 Sunrise Ave., 615	Sun & Surf 130	27-Jun	RX-10727293	1,673
\$2,750,000	JOAN WENZEL-MESSING <i>Douglas Elliman</i>	3120 S. Ocean Blvd., 1-403	Thirty One Twenty	30-Jun	RX-10727693	2,877
\$2,595,000	GUY CLARK <i>Douglas Elliman</i>	300 S. Ocean Blvd., 4g	Three Hundred South	9-Jun	RX-10722608	1,257
\$2,500,000	RYAN GAINES <i>Douglas Elliman</i>	3120 S. Ocean Blvd., 2-303	Thirty One Twenty	15-Jun	RX-10724198	2,877
\$2,200,000	LUCY BAUER <i>Brown Harris Stevens</i>	389 S. Lake Drive, 3g	Three Eighty Nine	30-Jun	RX-10727793	1,680
\$2,000,000	ANASTASIOS VARVARIKOS <i>Realty Home Advisors</i>	3100 S. Ocean Blvd., 306n	Hampton	2-Jun	RX-10721111	2,244
\$1,932,000	SUZANNE PETRIZZI <i>The Corcoran Group</i>	3550 S. Ocean Blvd., 3d	3550 South Ocean	25-Jun	RX-10726660	2,606
\$1,847,000	MIA MORRISON <i>The Corcoran Group</i>	3101 S. Ocean Blvd., 2e	Horizon East	25-Jun	21-1040	3,122
\$1,400,000	GLORIA RODRIGUEZ-ALLSUP <i>Douglas Elliman</i>	2774 S. Ocean Blvd., 808	2774 South Ocean	15-Jun	RX-10724212	1,294
\$1,400,000	DANA KOCH <i>The Corcoran Group</i>	3400 S. Ocean Blvd., 4bii	Atriums	21-Jun	RX-10725666	2,119
\$1,275,000	DANA KOCH <i>The Corcoran Group</i>	142 Peruvian Ave., 101	Mid Ocean	18-Jun	RX-10725076	774
\$1,050,000	HELENE SIDEL <i>The Corcoran Group</i>	2774 S. Ocean Blvd., 701	Ambassador	22-Jun	RX-10725894	1,334
\$1,024,000	CHRISTOPHER CRONICAN <i>Douglas Elliman</i>	3390 S. Ocean Blvd., 305	Emeraude	18-Jun	RX-10725059	1,714

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

** Square feet of living space

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

Sloane Construction Pulls \$10M Permit for North Lake Way Project

Residents Ply Town with 7 New Site Plan Review Requests In June

Sloane Construction was issued a permit for residential new construction at \$1284 N. Lake Way. The \$10.24 million project includes an extensive estate rebuild designed by Boyle Architecture to construct a new tennis pavilion and court, and a new carriage house and boat house. This permit, along with two others made the Top 10 of the last twelve months including a \$6.2 million permit for 205 Via Tortuga issued to Malasky Homes and a \$5.55 million permit for 101 Ocean Terrace issued to PDC Development, both of which both have plans designed by Smith and Moore Architects.

While the number of site plan review requests presented to the Town Council this year has averaged three per month, in June, applicants asked for seven. The requests include a collection of special exceptions and variances involving the construction of four new residences and one cabana on non-conforming lots, approval for a new boutique retail store called “Marissa Collections” at the Royal Poinciana Plaza, and modifications of the sandwich take-out counter at the Buccan Restaurant. The increased activity is also reflected in the review requests of both the current six-month and twelve-month totals, which have doubled as compared to the prior year.

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LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* — LAST MONTH

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$10,235,000	1340 S. Ocean Blvd.	14-Jun	Sloane Construction Company	Boyle Architecture	Residential New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED* — LAST 12 MONTHS

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$13,500,000	756 Hi Mount Road	May-21	Alonso & Associates	Ken Tate Architect	Residential New Construction
\$10,235,000	1340 S. Ocean Blvd.	Jun-21	Sloane Construction Company	Boyle Architecture	Residential New Construction
\$7,000,000	100 Casa Bendita	Apr-21	Wolems, Inc	Nievera Williams Design (Landscape)	Residential Alteration
\$6,645,985	1 S. County Road	May-21	The Weitz Company	Unknown	Commercial Alteration
\$6,200,000	205 Via Tortuga	Jun-21	Malasky Homes, Inc.	Smith and Moore Architects	Residential New Construction
\$5,837,185	225 Tangier Ave.	May-21	PDC Development	Affiniti Architects	Residential New Construction
\$5,545,325	101 Ocean Terrace	Jun-21	PDC Development	Smith and Moore Architects	Residential New Construction
\$5,400,000	920 N. Lake Way	Oct-20	Davis General Contracting	MP Design & Architecture	Residential New Construction
\$4,800,000	130 Banyan Road	Oct-20	Rogers General Contracting	Smith and Moore Architects	Residential New Construction
\$4,500,000	8 S. Lake Trail	Apr-21	Rogers General Contracting	Smith and Moore Architects	Residential New Construction

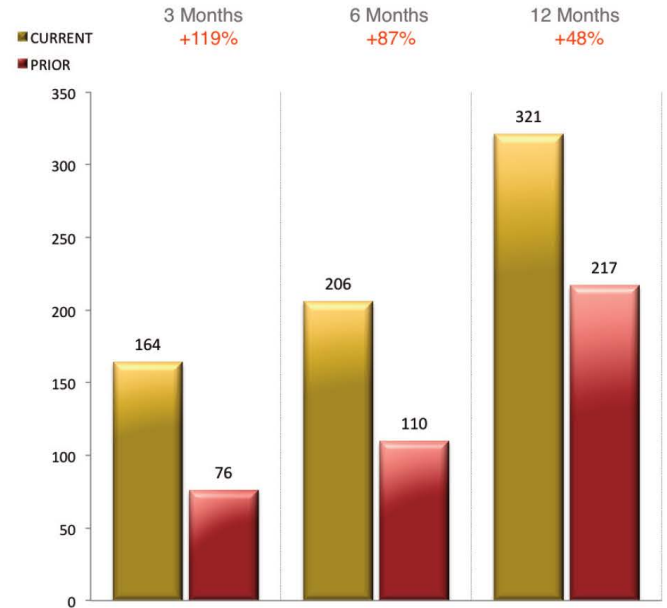
*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

Large-Scale Building Permits

TOTAL VALUE OF PROJECTS*
 Current Year Versus Prior Year



TOTAL NUMBER OF PROJECTS*
 Current Year Versus Prior Year

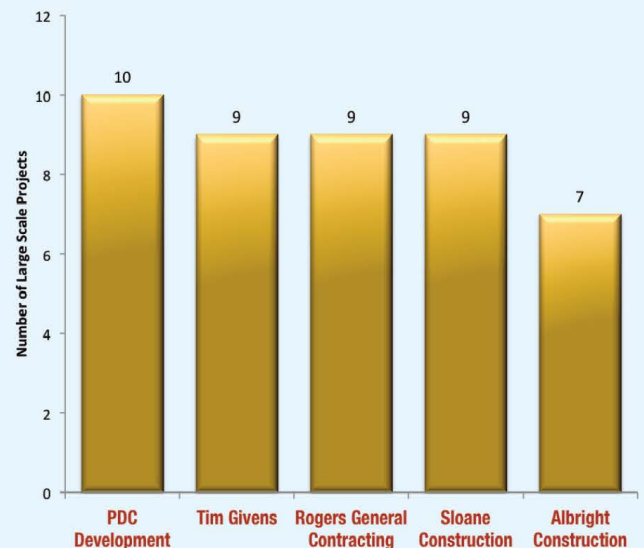


Top Contractors of Large-Scale Projects

TOP 5 BY VALUE OF PROJECTS*
 for Last 12 Months

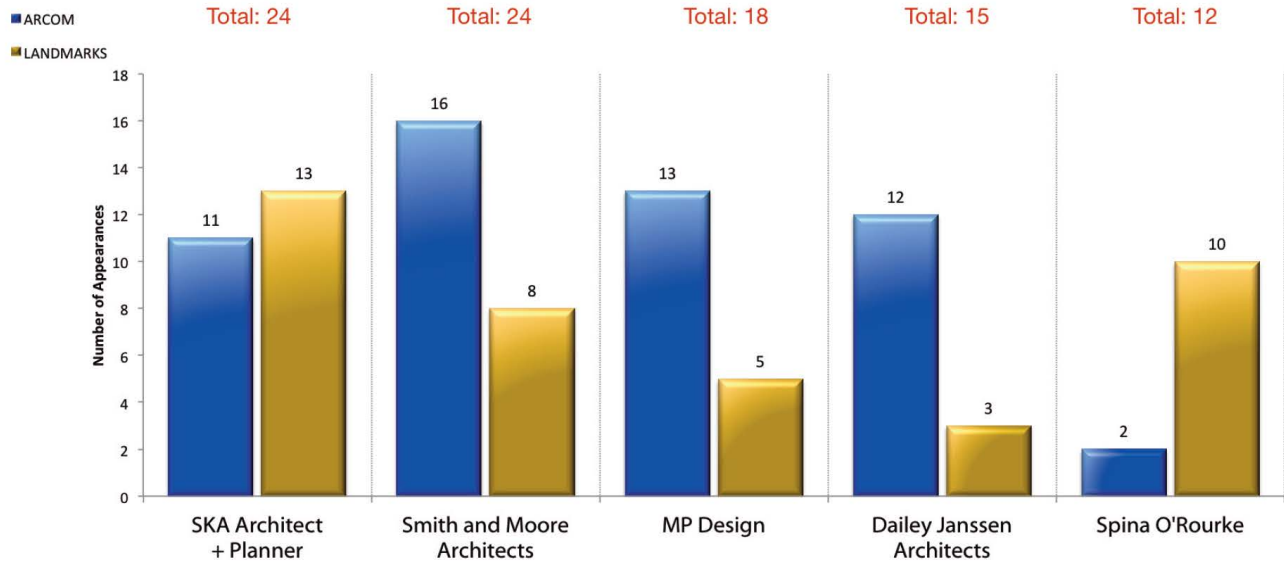


TOP 5 BY NUMBER OF PROJECTS*
 for Last 12 Months



Building & Development Applications

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

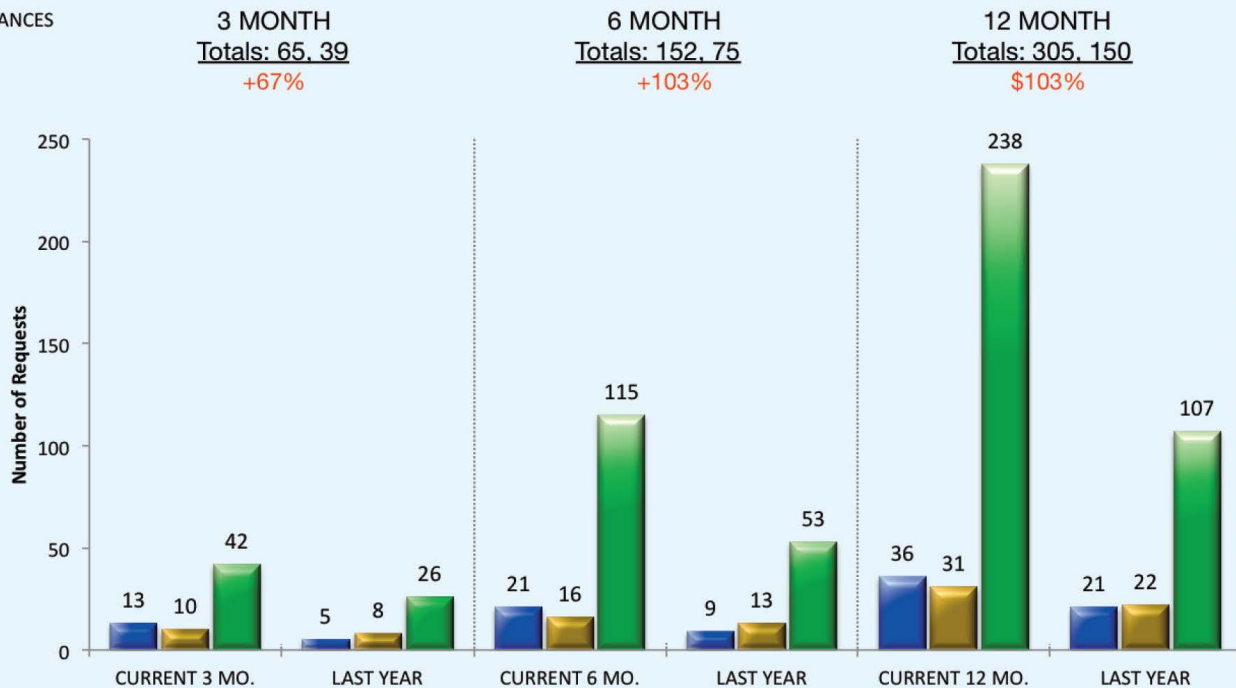


*Each unique agenda item number is recorded as a single appearance

Town Council Development Reviews

Current Year Versus Prior Year

■ SITE PLAN REVIEWS
 ■ SPECIAL EXCEPTIONS
 ■ VARIANCES



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

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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