

Rabideau Klein Brief

TOWN OF PALM BEACH

FEBRUARY 2025



Advertisement

 rabideau klein
Florida - Ontario

Real estate. Real guidance. Real results.™

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

*The Rabideau Klein monthly Town of Palm Beach
Brief provides insight into real estate and land use trends.*



David E. Klein, Esq.



Guy Rabideau, Esq.

Partners of Rabideau Klein

FLORIDA BAR BOARD
CERTIFIED IN REAL
ESTATE LAW

dklein@rabideauklein.com
grabideau@rabideauklein.com

561.655.6221

REAL ESTATE HIGHLIGHT: RESIDENTIAL HOUSES & LOTS

Sales Burst & Head-Turning Deals Fuel A Fruitful Season

January’s top four sales all passed the \$23 million mark with the top deal bringing \$27.5 million. The property, an imposing Mediterranean home at 120 Clarendon Avenue situated on the sprawling elevation of the Estate Section included deeded access to the beach. It last sold in 2021 for \$21.71 million. Agents Dana Koch of the Corcoran Group and Margit Brandt of Premier Estate Properties represented the seller and buyer of the current transaction, respectively.

While the current three-month spread shows less homes listed in the million-plus category, 49 versus 67 year-over-year, it didn’t disrupt the season’s dynamic high-end activity where there was an 84% increase in the number of sales and an 18% increase in the mean price. Experts point to the recent election results as triggering the upsurge in real estate activity where there was actually \$564.28 billion worth of sales realized in the Palm Beach luxury home category during the last three months, as compared to the prior year’s sales of \$552.5 billion.

CONTACT | David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

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
\$27,500,000	DANA KOCH <i>The Corcoran Group</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	120 Clarendon Ave.	Lucom	14-Jan	23-1830

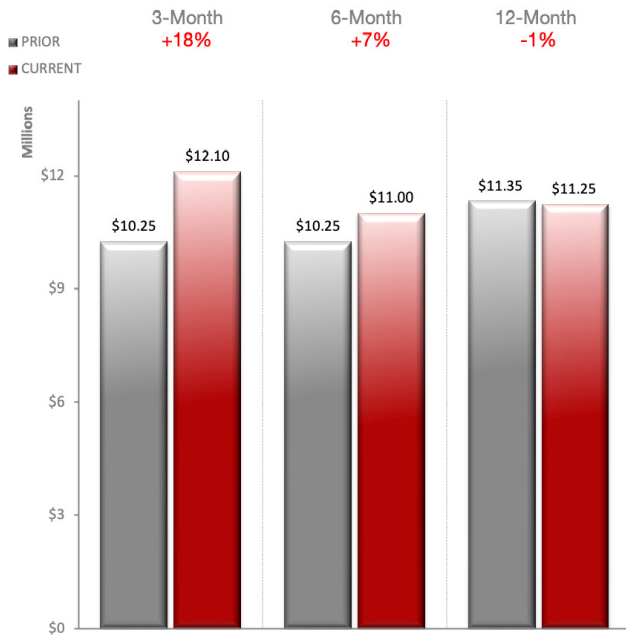
TOP 10 SINGLE FAMILY HOME SALES – LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$152,000,000	SUZANNE FRISBIE <i>The Corcoran Group</i> CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	10 Tarpon Isle	El Bravo Park	May-24	RX-10939073
\$148,000,000	JAMES MCCANN <i>Premier Estate Properties</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	455 N. County Road	North End	Jun-24	No listing found
\$85,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PAULETTE KOCH <i>The Corcoran Group</i>	108 El Mirasol	El Mirasol	Apr-24	No listing found
\$81,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1446 N. Ocean Blvd.	Manana Estates	Nov-24	No listing found
\$74,250,000	ASHLEY MCINTOSH & CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	TODD & FRANCES PETER <i>Sotheby's International Realty</i>	740 Hi Mount Road	Rafalsky Mark	Mar-24	No listing found
\$60,370,000	LIZA PULITZER <i>Brown Harris Stevens of Palm Beach</i>	BLAIR KIRWAN <i>Brown Harris Stevens of Palm Beach</i>	130 Banyan Road	Tropic Isle	May-24	No listing found
\$51,631,500	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	200 Via Palma	Estate Section	Jul-24	23-1752
\$51,250,000	JAMES MCCANN <i>Premier Estate Properties</i>	PHATAVANH OLSEN <i>Douglas Elliman Palm Beach</i>	200 S. Ocean Blvd.	Poinciana Park	May-24	RX-10956908
\$50,000,000	TODD PETER <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	940 N. Lake Way	North End	May-24	23-1935
\$49,600,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	315 Chapel Hill Road	Hill	May-24	RX-10924786

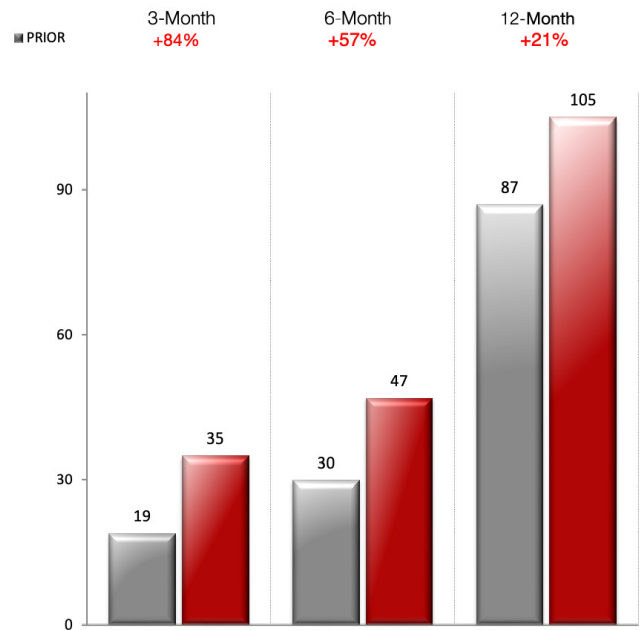
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1MILLION-PLUS SINGLE FAMILY HOMES

MEDIAN SELLING PRICE
Year-Over-Year



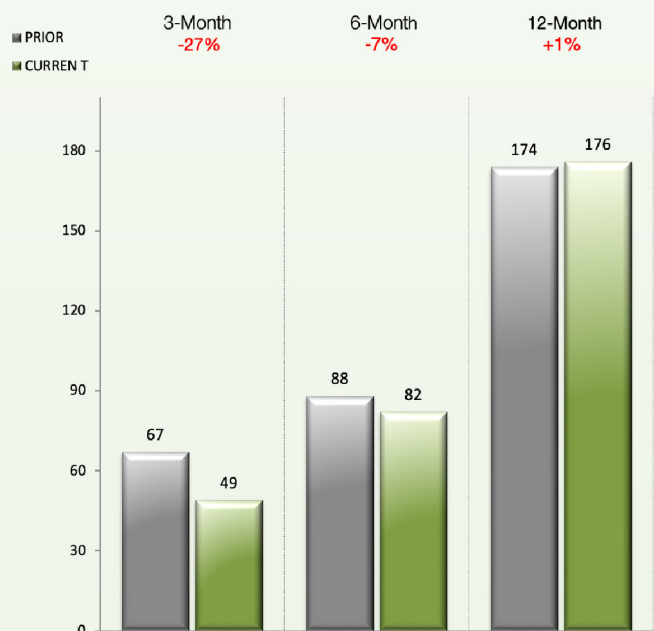
HOMES SOLD
Year-Over-Year



MEDIAN LISTING PRICE
Year-Over-Year



HOMES LISTED
Year-Over-Year



PALM BEACH AT A GLANCE
RESIDENTIAL SALES & LISTINGS

15 OF 17

LUXURY SINGLE FAMILY HOME SALES* — JANUARY 2025						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$27,500,000	DANA KOCH <i>The Corcoran Group</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	120 Clarendon Ave.	Lucom	14-Jan	23-1830
\$25,400,000	LIZA PULITZER <i>Brown Harris Stevens of Palm Beach</i>	JAMES MCCANN <i>Premier Estate Properties</i>	550 Island Drive	Everglades Island	10-Jan	24-1633
\$24,000,000	MARGIT BRANT <i>Premier Estate Properties</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	200 Tradewind Drive	Dodge Estates	28-Jan	RX-11020715
\$23,750,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	GARY POHRER <i>Douglas Elliman</i>	1050 N. Lake Way	Coral Estates	31-Jan	23-327
\$17,545,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	107 Indian Road	Boca Ratone Co Inlet	9-Jan	No listing found
\$16,000,000	Unknown	Unknown	1150 N. Ocean Way	El Encanto	31-Jan	No listing found
\$15,900,000	LISA CREGAN <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	245 Barton Ave.	Primavera Estates	9-Jan	24-1507
\$13,950,000	CHRISTOPHER DEITZ <i>Compass Florida</i>	LISA CREGAN <i>Sotheby's International Realty</i>	224 Barton Ave.	Primavera Estates	7-Jan	24-1400
\$13,800,000	Unknown	Unknown	150 Barton Ave.	Primavera Estates	13-Jan	No listing found
\$11,756,175	TIERNEY O'HARA <i>Sotheby's International Realty</i>	GARY POHRER <i>Douglas Elliman</i>	226 Merrain Road	Bello Lido	2-Jan	24-876
\$11,285,675	ADAM MCPHERSON <i>Douglas Elliman</i>	JACK ROONEY <i>Douglas Elliman</i>	127 Reef Road	North Shore	22-Jan	24-1172
\$10,500,000	Unknown	Unknown	225 El Pueblo Way	El Encanto	7-Jan	No listing found
\$9,979,625	MARGIT BRANDT <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	233 Tradewind Drive	Dodge Estates	6-Jan	RX-11029564
\$9,400,000	Unknown	MARGIT BRANDT <i>Premier Estate Properties</i>	238 Phipps Plaza	Phipps Plaza	10-Jan	No listing found
\$7,600,000	DANA KOCH <i>The Corcoran Group</i>	RAJ SHRESTHA <i>Sotheby's International Realty</i>	124 Seabreeze Ave.	Poinciana Park	16-Jan	RX-11040208

15 OF 25

LUXURY SINGLE FAMILY HOME LISTINGS* — JANUARY 2025						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$59,500,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	1265 N. Lake Way	Bello Lido	7057	22-Jan	RX-11054984
\$54,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	710 S. County Road	Estate Section	8463	5-Jan	RX-11050560
\$54,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1214 N. Ocean Blvd.	Mockingbird Trail	5378	13-Jan	25-91
\$33,950,000	DANIEL EKEROLD <i>Douglas Elliman</i>	1230 N. Ocean Way	North End	6932	13-Jan	RX-11052129
\$26,250,000	MICHAEL COSTELLO <i>Compass Florida</i>	236 Via Las Brisas	Phipps Estates	7260	17-Jan	RX-11053516
\$24,950,000	GARY POHRER <i>Douglas Elliman</i>	583 N. Lake Way	Woods Landing	5384	17-Jan	RX-11054544
\$24,500,000	ELIZABETH DEWOODY <i>Compass Florida</i>	13 Via Vizcaya	Via Vizcaya	5913	22-Jan	RX-11054990
\$23,950,000	WILLIAM YAHN <i>The Corcoran Group</i>	433 Antigua Lane	Polan	5910	3-Jan	RX-11048860
\$23,900,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	218 El Brillo Way	El Bravo Park	4993	10-Jan	RX-11051006
\$20,000,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	1150 N Ocean Way	El Encanto	Lot	31-Jan	25-197
\$19,200,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	2315 Ibis Isle Road Road S	Ibis Isle	4316	14-Jan	RX-11052744
\$18,950,000	MARGIT BRANDT <i>Premier Estate Properties</i>	142 Via Palma	Estate Section	4915	13-Jan	RX-11052290
\$16,950,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	220 Wells Road	Adams Addition	4723	8-Jan	25-42
\$16,750,000	STEPHEN PLOOF <i>Hilton Hilton Palm Beach</i>	220 Arabian Road	Boca Ratone Colet	3998	14-Jan	RX-11053368
\$15,650,000	JB EDWARDS <i>Sotheby's International Realty</i>	223 Coral Lane	Stotesbury Park	4899	12-Jan	RX-11051802

*Includes sales or listings of detached houses and residential lots of \$1 million or more

REAL ESTATE HIGHLIGHT: ATTACHED APARTMENTS, VILLAS & TOWNHOUSES

\$15M Deals Go Down, Price-Point Goes Up—25%

Last month Palm Beach's luxury condo market spun out four new Top 10 placements and three \$14 million-plus sales. Fern Fodiman of Sotheby's International Realty brought in the buyers for two \$14.9 million sales, townhomes 1 and 10 at The Residences at Sloans Curve. Agent Fodiman also represented the seller for Apartment 10, and Spencer Schlager of Douglas Elliman represented the seller for Apartment 1. Meanwhile, further north in the In Town section, a \$14 million sale closed at the Palm Beach Biltmore. Christopher Leavitt of Douglas Elliman held the listing for that transaction and Catherine Applegate of Douglas Elliman represented the seller.

During the current three-month spread, the mean price-point increased 25% in the \$1 million-plus category and there was an increase of 38% in new listings as compared to the same period of last year. Total sales for the periods were \$152 million during November through January, and \$92.4 million for the same period of the prior year.

CONTACT | David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

LUXURY CONDOMINIUMS

LARGEST CONDO / CO-OP SALE — LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$14,900,000	FERN FODIMAN <i>Sotheby's International Realty</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	10 Sloans Curve Drive	Residences At Sloans Curve	27-Jan	No listing found

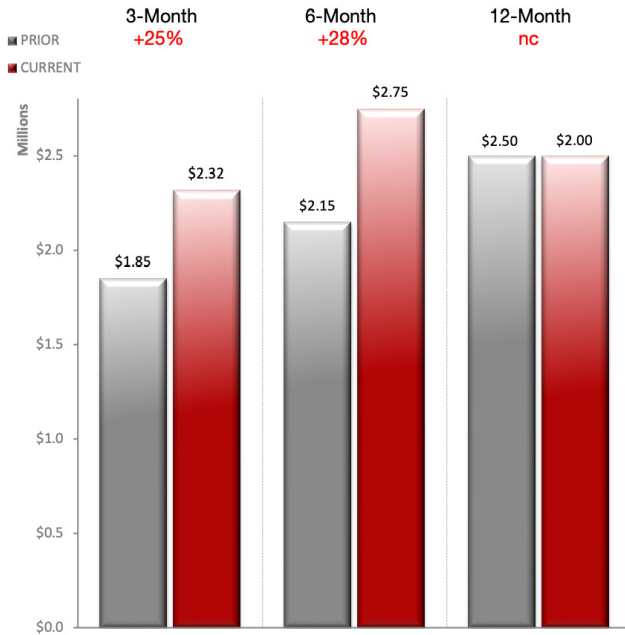
TOP 10 CONDO / CO-OP SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$15,700,000	ANN CARMICHAEL <i>Brown Harris Stevens</i>	ROBERT GOODNOUGH <i>Sotheby's International Realty</i>	101 Worth Ave., 61	Kirkland House	Sep-24	No listing found
\$14,900,000	Unknown	Unknown	10 Sloans Curve Drive	Residences At Sloans Curve	Jan-25	No listing found
\$14,900,000	SPENCER SCHLAGER <i>Douglas Elliman</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	1 Sloans Curve Drive	Residences At Sloans Curve	Jan-25	RX-11047415
\$14,000,000	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	CATHERINE APPLGATE <i>Douglas Elliman</i>	150 Bradley Place, 905/906	Palm Beach Biltmore	Jan-25	RX-11043708
\$12,500,000	KEVIN CONDON <i>Sotheby's International Realty</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	2 N Breakers Row, N42	In Town	Nov-24	RX-10939522
\$11,930,000	DANA KOCH <i>The Corcoran Group</i>	ANTOINETTE VIGILANTE <i>William Raveis South Florida</i>	101 Worth Ave., 3a	Kirkland House	Mar-24	RX-10879775
\$9,000,000	CANDACE FRIIS <i>The Corcoran Group</i>	KOURTNEY PULTIZER <i>Sotheby's International Realty</i>	3100 S. Ocean Blvd., 501s	Palm Beach Hampton	Jun-24	RX-10940990
\$8,200,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	Non MLS member	347 Chilean Ave.	Royal Park	Apr-24	RX-10927866
\$7,820,000	SCOTT GORDON <i>Douglas Elliman</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	2100 S. Ocean Blvd., 508s	Twenty One Hundred	Jan-25	RX-11032155
\$7,800,000	ELIZABETH CALLAHAN <i>Douglas Elliman</i>	LORI CRONICAN <i>Douglas Elliman</i>	3440 S. Ocean Blvd., 206n	Halcyon of Palm Beach	Jul-24	RX-10984912

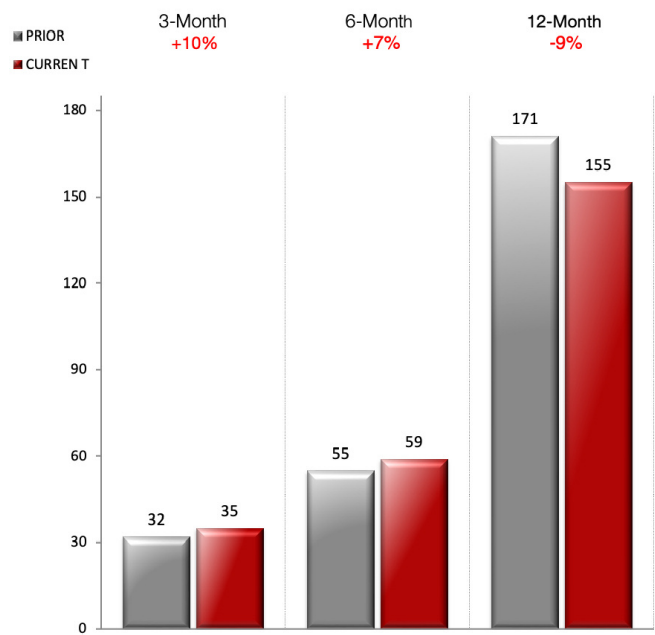
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS CONDOMINIUMS

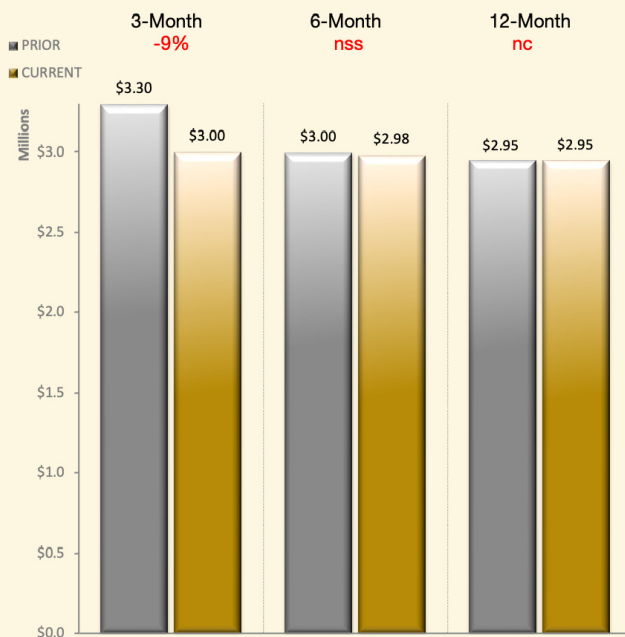
MEDIAN SELLING PRICE
Year-Over-Year



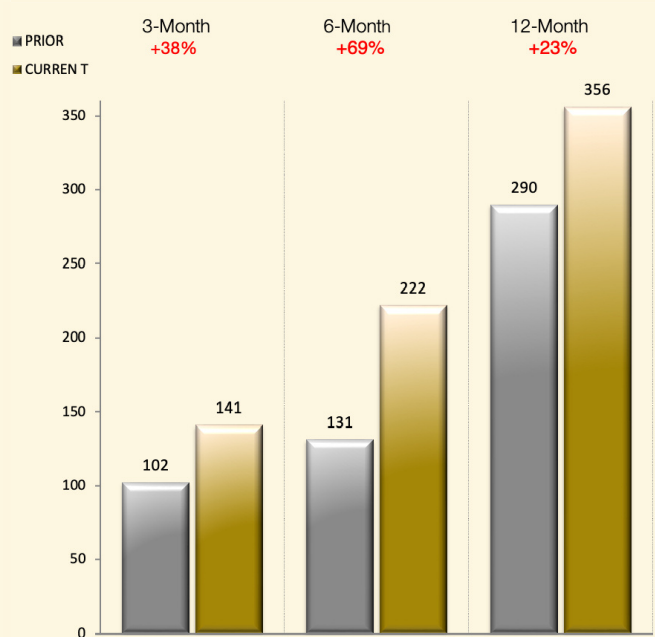
CONDOS SOLD
Year-Over-Year



MEDIAN LISTING PRICE
Year-Over-Year



CONDOS LISTED
Year-Over-Year



PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

LUXURY CONDO SALES* — JANUARY 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$14,900,000	FERN FODIMAN <i>Sotheby's International Realty</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	10 Sloans Curve Drive	Residences At Sloans Curve	27-Jan	No listing found
\$14,900,000	SPENCER SCHLAGER <i>Douglas Elliman</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	1 Sloans Curve Drive	Residences At Sloans Curve	31-Jan	RX-11047415
\$14,000,000	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	CATHERINE APPLGATE <i>Douglas Elliman</i>	150 Bradley Place, 905/906	Palm Beach Biltmore	10-Jan	RX-11043708
\$7,820,000	SCOTT GORDON <i>Douglas Elliman</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	2100 S. Ocean Blvd., 508s	Twenty One Hundred	15-Jan	RX-11032155
\$7,600,000	RONNIE HASOZBEK-GARCIA <i>Premier Estate Properties</i>	GUY CLARK <i>Douglas Elliman</i>	2770 S. Ocean Blvd., S302	Twenty Seven Seventy South	15-Jan	RX-11040760
\$5,877,600	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CRISTA RYAN <i>Tina Farjul Associates</i>	400 S. Ocean Blvd., Ph B	Four Hundred So Ocean	3-Jan	RX-10950672
\$3,950,000	KEVIN MULVANEY <i>Palm Group Realty</i>	ALEXIS WALLER <i>Brown Harris Stevens of Palm Beach</i>	369 S. Lake Drive, Ph D	Park Place	21-Jan	RX-10973745
\$2,887,500	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	SHIRLEY WYNER <i>William Raveis Palm Beach</i>	150 Bradley Place, 107	Palm Beach Biltmore	29-Jan	RX-11014811
\$2,800,000	FRANK HERZ <i>Keller Williams Realty</i>	WAHKUNA <i>Compass Florida</i>	200 N. Ocean Blvd., 4	Warden House	3-Jan	RX-11025210
\$2,400,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	DANA LANDRY <i>Dana E. Landry</i>	44 Cocoanut Row, 219b	Palm Beach Towers	7-Jan	RX-11028940
\$2,300,000	Unknown	Unknown	320 Chilean Ave., 0060	320 Chilean	25-Jan	No listing found
\$1,585,025	VICTORIA BREWER <i>Douglas Elliman</i>	MIA MORRISON <i>The Corcoran Group</i>	2600 S. Ocean 503 Blvd.	Twenty Six Hundred	27-Jan	RX-11025737
\$1,500,000	BROOKE MURPHY <i>Compass Florida</i>	Non MLS member	227 Brazilian Ave., 3f	Brazilian Of Palm Beach	2-Jan	RX-11020074
\$1,390,000	JOHN PICKETT <i>Brown Harris Stevens of Palm Beach</i>	ALICE HODACH <i>Brown Harris Stevens</i>	227 Brazilian Ave., 3a	Brazilian Of Palm Beach	17-Jan	RX-11028632
\$1,350,000	BENJAMIN STEIN <i>Sotheby's International Realty</i>	GEOFFREY ALDRIDGE <i>Douglas Elliman</i>	2780 S Ocean Blvd., 110	Ambassador	29-Jan	RX-10968735

15 OF 55

LUXURY CONDO LISTINGS* — JANUARY 2025

LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$18,950,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	2 Sloans Curve Drive	Residences at Sloans Curve	4,455	7-Jan	RX-11050207
\$15,500,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	180 Sunset Ave.	Floral Park	3,702	5-Jan	RX-11050214
\$13,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	401 Chilean Ave.	Royal Park	4,712	31-Jan	25-192
\$13,500,000	JOHN PICKETT <i>Brown Harris Stevens of Palm Beach</i>	450 Brazilian Ave.	Royal Park	4,421	10-Jan	RX-11050949
\$11,500,000	DANA KOCH <i>The Corcoran Group</i>	100 Sunrise Ave., Ph 5	Sun & Surf 130	2,991	22-Jan	RX-11055042
\$9,995,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	3000 S. Ocean Blvd., 503/504	Bellaria	8,132	4-Jan	RX-11050261
\$9,975,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	120 Sunset Ave. W, 3A	Leverett House	3,140	12-Jan	RX-11052914
\$9,600,000	DANA KOCH <i>The Corcoran Group</i>	2100 S. Ocean Blvd., 408n	Twenty One Hundred	3,191	17-Jan	RX-11054568
\$7,700,000	SCOTT GORDON <i>Douglas Elliman</i>	3100 S. Ocean Blvd., 701s	Palm Beach Hampton	4,619	20-Jan	RX-11054434
\$7,249,000	WILLIAM VOLPE <i>Serhant</i>	100 Royal Palm Way, G3	One Royal Palm Way	2,535	1-Jan	RX-11051868
\$6,700,000	EARL HOLLIS <i>Earl A. Hollis, Inc.</i>	145 Peruvian Ave., 101	Regency Six	2,297	24-Jan	25-158
\$6,250,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	150 Bradley Place, 0505	Palm Beach Biltmore	1,815	30-Jan	RX-11057443
\$5,500,000	CATHERINE APPLGATE <i>Douglas Elliman</i>	150 Bradley Place, 605	Palm Beach Biltmore	1,815	22-Jan	RX-11054999
\$5,400,000	PATRICK LETOURNEAU <i>One Sotheby's International Realty</i>	2275 S. Ocean Blvd., 205/206	Reef	3,459	6-Jan	RX-11049898
\$4,795,000	THOR BROWN <i>Compass Florida</i>	2660 S. Ocean Blvd., 201n	Beach Point	2,137	2-Jan	RX-11048433

*Includes sales and listings of attached homes of \$1 million or more

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

\$8M Permit Pulled for New Theater Buildout

January launched the new year's land use activity with an 34% increase in the valuations of large-scale construction permit activity as compared to January 2024. According to the Town of Palm Beach's website, last month there were thirteen large-scale permits of \$100,000-plus issued and the valuations totaled \$27.24 million as compared to January 2024 where eight permits were issued for a total of \$20.75 million.

The largest permit pulled last month was for the \$8.32 million Commercial Alteration project for the complete build-out of a new theater in Suite 70 of The Royal Poinciana business center, whose current tenant is the Palm Beach Cultural Innovation Center.

As an indication of future construction activity, there were 50 requests for construction reviews and approvals submitted to the Town Council during the current three-month spread. During the same period of last year, there were 85, a decrease of 41%. Totals of the valuations during the November through January period were \$27,72 million, currently, and \$20.75 million, last year.

CONTACT | David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* – LAST MONTH

VALUE	LOCATION	ISSUED	ADDRESS	TYPE	CASE NUMBER
\$8,324,729	In Town	16-Jan	70 Royal Poinciana Way, P70	Commercial Alteration	CALT-25-00282

TOP 10 BUILDING PERMITS ISSUED* – LAST 12 MONTHS

VALUE	LOCATION	ISSUED	ADDRESS	TYPE	CASE NUMBER
\$16,800,000	Allard	Feb-24	325 Via Linda	Residential New Construction	B-23-02047
\$8,324,729	In Town	Jan-25	70 Royal Poinciana Way, P70	Commercial Alteration	CALT-25-00282
\$8,053,000	Primavera Estates	Feb-24	177 Clarke Ave.	Residential New Construction	B-23-01521
\$7,740,000	In Town	May-24	2 S. County Road	Commercial Alteration	B-24-02878
\$7,242,500	Everglades Island	Mar-24	757 Island Drive	Residential New Construction	B-23-01961
\$7,000,000	Casa Bendita	Jun-24	100 Casa Bendita	Residential Alteration	RALT-24-00007
\$6,669,750	Acreage	Mar-24	980 S. Ocean Blvd.	Residential New Construction	B-23-01213
\$6,381,491	Landmark Estates	Sep-24	304 Maddock Way	Residential New Construction	RNEW-24-00022
\$6,043,798	Via Vizcaya	Oct-24	10 Via Vizcaya	Residential Alteration	RALT-24-00661
\$5,000,000	333 Sunset Ave	Sep-24	333 Sunset Ave.	Commercial Alteration	CALT-24-00062

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

PALM BEACH AT A GLANCE
LAND USE AND CONSTRUCTION

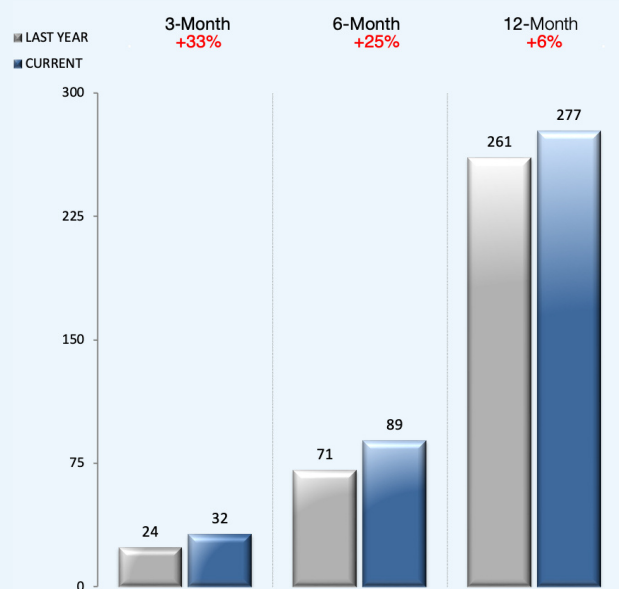
LARGE-SCALE BUILDING PERMITS ISSUED* – JANUARY

VALUE	LOCATION	ISSUED	ADDRESS	TYPE	CASE NUMBER
\$8,324,729	In Town	16-Jan	70 Royal Poinciana Way, P70	Commercial Alteration	CALT-25-00282
\$5,503,000	Mockingbird Trail	3-Jan	1186 N. Ocean Way	Residential New Construction	RNEW-24-00043
\$3,200,000	North Shore	29-Jan	143 Reef Road	Residential New Construction	RNEW-24-00023
\$2,600,000	Dodge Estates	8-Jan	216 Tradewind Drive	Residential New Construction	RNEW-24-00036
\$2,457,000	El Encanto	27-Jan	248 Colonial Lane	Residential New Construction	RNEW-24-00051
\$2,100,000	Adams	15-Jan	264 Dunbar Road	Residential New Construction	RNEW-24-00042
\$1,100,000	Boca Ratone Colet	13-Jan	220 Arabian Road	Residential New Construction	RNEW-24-00045
\$985,000	Adams	30-Jan	257 Dunbar Road	Residential Alteration	RALT-24-00781
\$650,000	Acreage	16-Jan	977 S. Ocean Blvd.	Residential Alteration	RALT-24-00481
\$385,000	Bankers Row	31-Jan	400 Royal Palm Way, 100	Commercial Alteration	CALT-25-00281
\$150,000	El Bravo Park	28-Jan	353 El Brillo Way	Residential Addition	RNEW-24-00054
\$139,856	Floral Park	30-Jan	140 N. County Road	Commercial Alteration	CALT-25-00276
\$130,000	In Town	13-Jan	365 S. County Road	Commercial Alteration	CALT-24-00075

TOTAL VALUE OF LARGE* PERMITS
Year-Over-Year



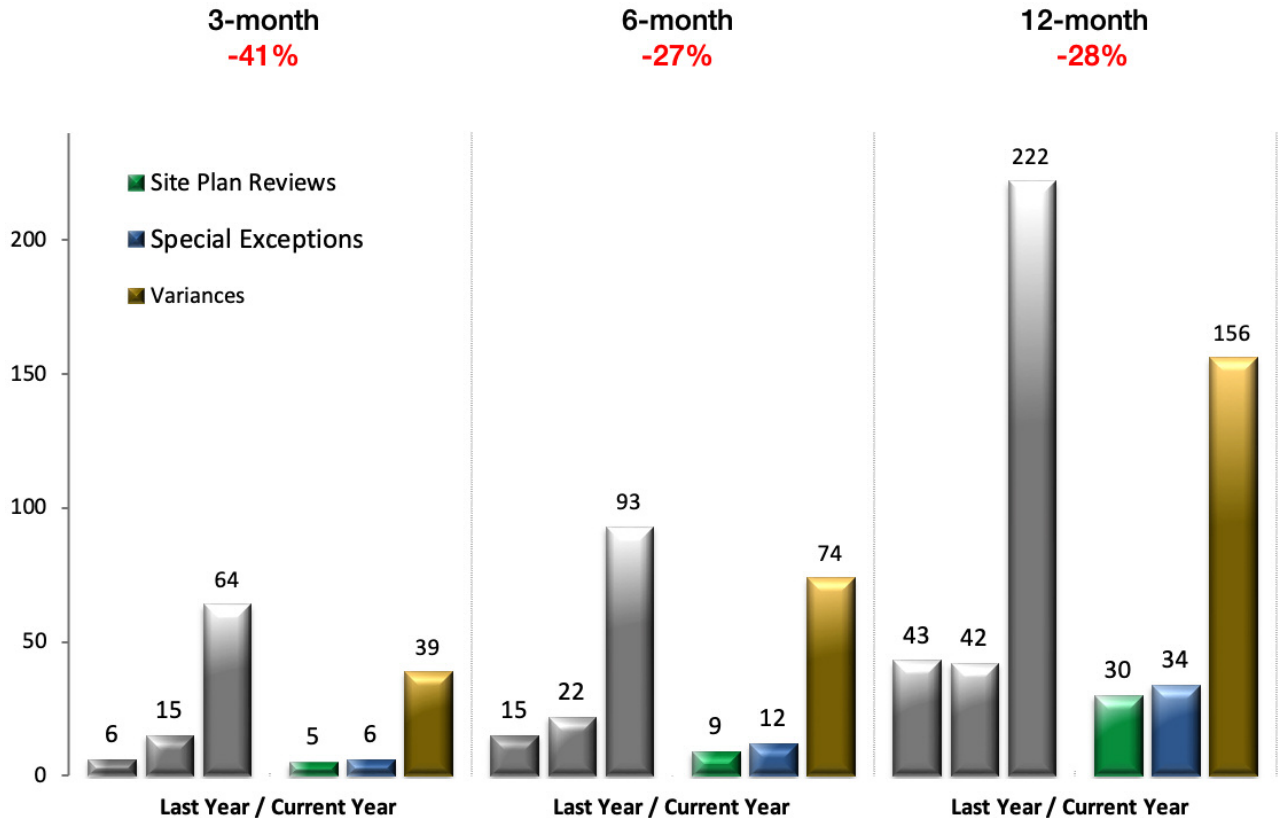
TOTAL NUMBER OF LARGE* PERMITS
Year-Over-Year



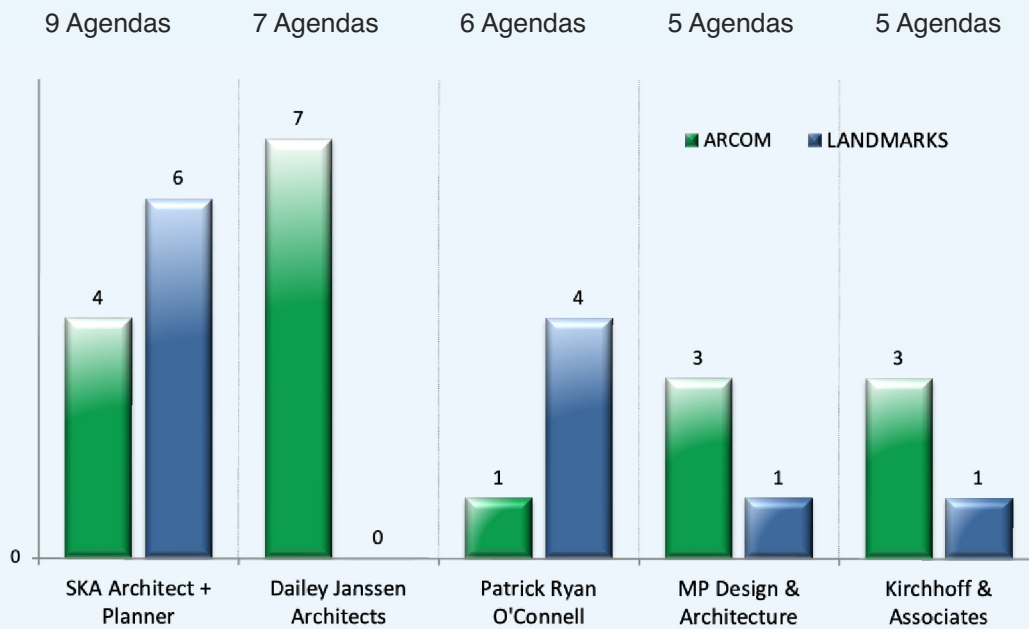
*Includes \$00K-plus Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

PALM BEACH AT A GLANCE
LAND USE AND CONSTRUCTION

TOWN COUNCIL REQUESTS — YEAR-OVER-YEAR



TOP ARCHITECTS PER COMMISSION APPEARANCES — 12 MONTHS



Our real estate law firm has provided trusted representation for buyers and sellers of Florida properties for over fifteen years. The Board Certified Real Estate attorneys at Rabideau Klein and their dedicated team of paralegals have extensive experience in high-end real estate, business formation, finance, cross-border, and related matters. We provide thoughtful, personalized guidance throughout the legal process of each of our clients' property transactions including the purchase and disposition of single-family homes, condominiums, co-ops, vacant land, investment and commercial properties.

ONLINE RESOURCES

Title Insurance Calculator: www.rabideauklein.com/title-insurance-calculator

Beach Access: www.rabideauklein.com/beach-access

Town of Palm Beach Brief: www.rabideauklein.com/town-of-palm-beach

Florida Multimillion Dollar Market Brief: www.rabideauklein.com/florida-multimillion-dollar-market

REFERENCES

Town of Palm Beach Building Division

Town of Palm Beach Town Council

Town of Palm Beach Architectural Commission

Town of Palm Beach Landmarks Preservation Commission

Palm Beach County Clerk of Court & Comptroller

Palm Beach County Appraisers Office

Florida Boards' Multiple Listing Service

All information contained herein is deemed reliable but not guaranteed. Neither Rabideau Klein, nor any of its employees makes any representations or warranties as to the accuracy of its contents.

©2025 Rabideau Klein. All rights reserved.



Real estate. Real guidance. Real results.™