

Rabideau Klein Brief

TOWN OF PALM BEACH

APRIL 2025



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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.*



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REAL ESTATE HIGHLIGHT: RESIDENTIAL HOUSES & LOTS

17% Price Increase in Q1 Luxe Market

During the first quarter of 2025 the luxury market of \$1 million-plus single-family homes in The Town of Palm Beach realized a healthy median price increase of 17% from \$11.85 million to \$13.88 million, year-over-year. A 25% increase in new listings gave inventory a boost, and their median asking price increased 25%. The largest sale of the quarter happened on February 27th when Christian Angle of Christian Angle Real Estate, representing both the buyer and seller, closed the \$40 million sale of 1230 S. Ocean Boulevard.

Marley Overman of Illustrated Properties and co-buyer agent Gary Pohrer of Douglas Elliman represented the buyer in the largest sale of the month, closing 1160 N. Ocean Boulevard at \$31 million. Judge Moss of Sotheby's International Realty represented the seller and had originally listed the property for \$39.5 million last October. Spanning nearly an acre on the ocean-facing side of the North End, the estate includes 150 feet of ocean frontage and an eight thousand square-foot mansion.

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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
\$31,000,000	JUDGE MOSS <i>Sotheby's International Realty</i>	MARLEY OVERMAN <i>Illustrated Properties</i>	1160 N. Ocean Blvd.	El Encanto	25-Mar	RX-11034714

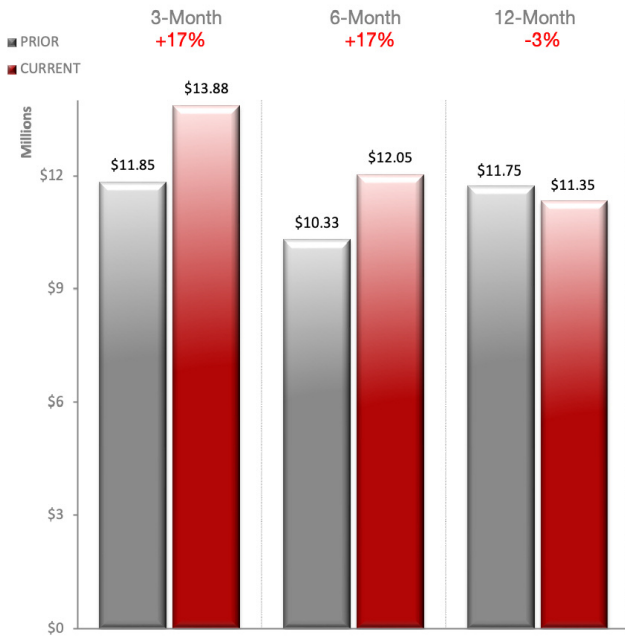
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

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
\$60,370,000	LIZA PULTZER <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
\$43,770,000	JAMES MCCANN <i>Premier Estate Properties</i>	JEREMY STEWART <i>Park View Realty</i>	205 Via Tortuga	Phipps Estates	Apr-24	RX-10977536

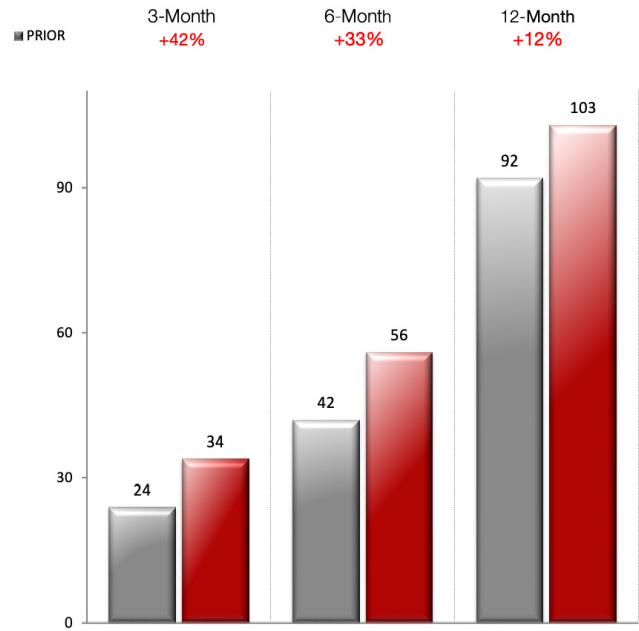
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS SINGLE FAMILY HOMES

MEDIAN SELLING PRICE
Year-Over-Year



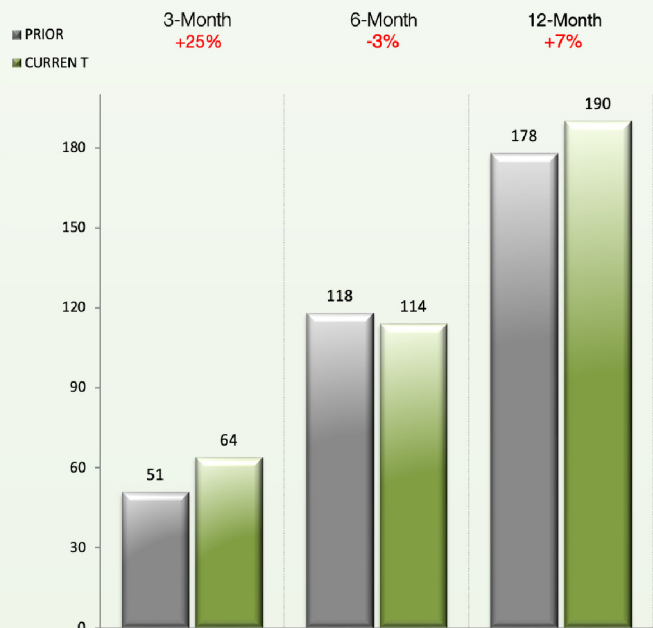
HOMES SOLD
Year-Over-Year



MEDIAN LISTING PRICE
Year-Over-Year



HOMES LISTED
Year-Over-Year



*nss: no statistical significance

PALM BEACH AT A GLANCE

RESIDENTIAL SALES & LISTINGS

LUXURY SINGLE FAMILY HOME SALES* — MARCH 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$31,000,000	JUDGE MOSS <i>Sotheby's International Realty</i>	MARLEY OVERMAN <i>Illustrated Properties</i>	1160 N. Ocean Blvd.	El Encanto	25-Mar	RX-11034714
\$16,175,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	220 Wells Road	Adams	31-Mar	25-42
\$14,337,100	DANA KOCH <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	264 Dunbar Road	Adams	11-Mar	RX-10966932
\$14,000,000	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	153 Kings Road	Boulevard Estates	12-Mar	RX-11022547
\$13,750,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	218 Miraflores Drive	Drake Park	14-Mar	RX-11036964
\$8,950,000	GARY POHRER <i>Douglas Elliman</i>	GARY POHRER <i>Douglas Elliman</i>	266 Southland Road	East Shore	7-Mar	RX-11049667
\$8,100,000	Unknown	Unknown	257 Via Linda	Allard	20-Mar	No listing found
\$7,497,175	STEPHEN HALL <i>Compass Florida</i>	VINCENT KESSEL <i>Compass Florida</i>	439 Seaspray Ave.	Poinciana Park	12-Mar	RX-11029632
\$2,500,000	BROOKE KOSINSKI <i>The England Group</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	226 Oleander Ave.	Jeanette Court	3-Mar	RX-11010233

LUXURY SINGLE FAMILY HOME LISTINGS* — MARCH 2025

LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$44,950,000	SHELLY NEWMAN <i>The Corcoran Group</i>	1742 S. Ocean Blvd.	Palm Beach Estates	8,170	3-Mar	RX-11069085
\$38,650,000	MARGIT BRANDT <i>Premier Estate Properties</i>	1740 S. Ocean Blvd.	Palm Beach Estates	4,899	10-Mar	RX-11070177
\$38,650,000	STEPHEN PLOOF <i>Hilton Hilton</i>	480 S. Ocean Blvd.	Singer	4,705	14-Mar	RX-11072335
\$25,495,000	RICHARD TRUE <i>The Corcoran Group</i>	255 Emerald Lane	Stotesbury Park	8,200	26-Mar	25-558
\$24,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1090 N. Ocean Blvd.	El Encanto 2	5,238	3-Mar	RX-11069079
\$21,500,000	DANA KOCH <i>The Corcoran Group</i>	231 Via Las Brisas	Phipps Estates	5,444	4-Mar	RX-11067949
\$19,500,000	KRISTEN GERHARD <i>Compass Florida</i>	150 Kings Road	Boulevard Estates	6,823	20-Mar	F10493517
\$18,500,000	HEATHER BRETZLAFF <i>Compass Florida</i>	269 Jamaica Lane	Jamaica Lane	4,936	11-Mar	RX-11070598
\$16,995,000	CHRIS DEITZ <i>Compass Florida</i>	234 List Road	List	4,952	17-Mar	RX-11072239
\$15,750,000	MARGIT BRANDT <i>Premier Estate Properties</i>	253 Jamaica Lane	Tropic Isle	4,266	14-Mar	RX-11071498
\$14,250,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	310 Australian Ave.	Royal Park	3,431	3-Mar	RX-11067607
\$11,250,000	JARED SELIGMAN <i>The Corcoran Group</i>	297 Tradewind Drive	Dodge Estates	3,904	4-Mar	RX-11068081
\$10,900,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	255 Royal Poinciana Way	Floral Park	4,213	14-Mar	RX-11071670
\$9,995,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	165 Seminole Ave.	Ocean Park H W Robbins	3,410	14-Mar	RX-11072549
\$9,950,000	MARGIT BRANDT <i>Premier Estate Properties</i>	255 Cherry Lane	Graham Eckes Academy	4,168	7-Mar	RX-11069142
\$9,400,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	257 Via Linda	Allard	2,756	22-Mar	RX-11074550
\$9,100,000	CRISTA RYAN <i>Tina Fanjul Associates</i>	214 List Road	List	4,003	7-Mar	RX-11069836
\$6,950,000	BROOKE MURPHY <i>Compass Florida</i>	251 Bradley Place	Orange Grove Park	4,320	14-Mar	RX-11072261
\$6,750,000	JANE SCOTT <i>Sotheby's International Realty</i>	201 Onondaga Ave.	Manana Estates	2,652	14-Mar	RX-11071975

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

REAL ESTATE HIGHLIGHT: ATTACHED APARTMENTS, VILLAS & TOWNHOUSES

Equity Building Advances During Q1

During Q1, the luxury attached-home market of \$1 million-plus condos in Palm Beach experienced an equity-building 40% increase in its mean price, year-over-year, and a healthy 26% increase in new inventory at 127 homes.

Forty-seven condos were sold in the category during Q1 and five of the those represent one half of the Top 10 Sales list of the last 12 months, the two largest of which were the two \$14.9 million purchases of townhouses 10 and 1 Sloans Curve Drive, both of which were closed by Fern Fodiman of Sotheby's International Realty in January. Spencer Schlager represented the seller in the townhouse 1 transaction.

Last month, Agent Schlager also represented the buyer for the largest condo sale, Penthouse 5 of 100 Sunrise Avenue in the Sun & Surf One Hundred and Thirty building. Dana Koch of The Corcoran Group held the listing of the resort-style home that features high ceilings, a wrap-around terrace, and prime views from every room of the Atlantic Ocean, The Breakers and downtown West Palm Beach.

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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
\$9,874,175	DANA KOCH <i>The Corcoran Group</i>	SPENCER SCHLAGER <i>Douglas Elliman</i>	100 Sunrise Ave., Ph 5	Sun & Surf 130	12-Mar	RX-11055042

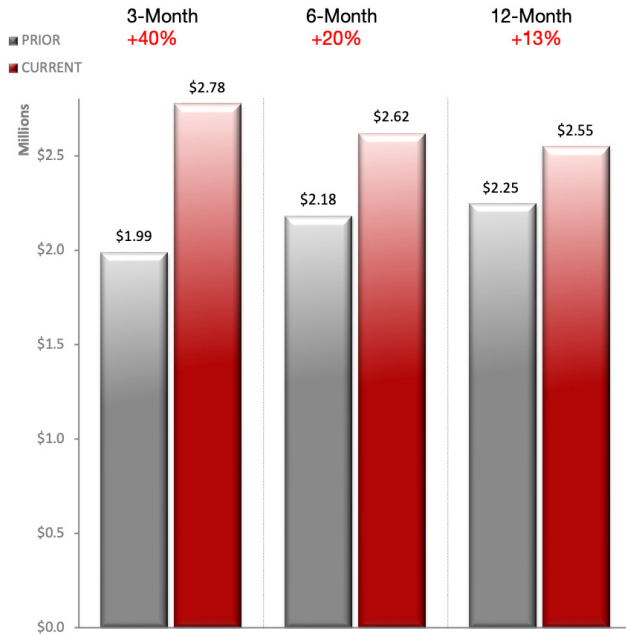
TOP 10 CONDO / CO-OP SALES — LAST 12 MONTHS

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	FERN FODIMAN <i>Sotheby's International Realty</i>	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
\$10,400,000	ASHLEY COPELAND <i>Brown Harris Stevens of Palm Beach</i>	JAMES MCCANN <i>Premier Estate Properties</i>	314 Chilean Ave.	Royal Park	Feb-25	RX-11019652
\$9,874,175	DANA KOCH <i>The Corcoran Group</i>	SPENCER SCHLAGER <i>Douglas Elliman</i>	100 Sunrise Ave., Ph 5	Sun & Surf 130	Mar-25	RX-11055042
\$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

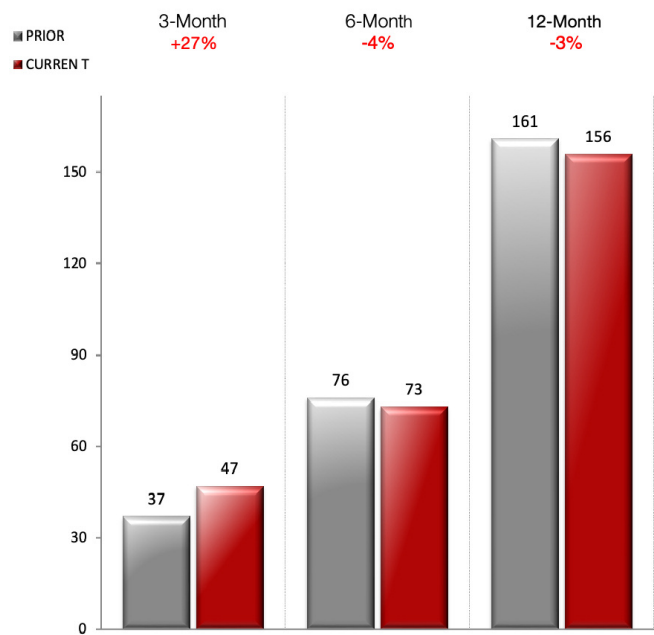
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE
Year-Over-Year



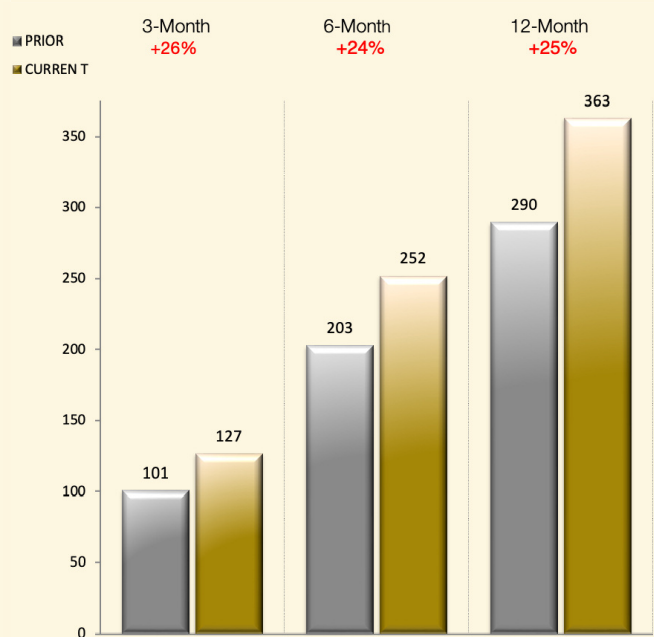
CONDOS SOLD
Year-Over-Year



MEDIAN LISTING PRICE
Year-Over-Year



CONDOS LISTED
Year-Over-Year



PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

LUXURY CONDO SALES* — MARCH 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$9,874,175	DANA KOCH <i>The Corcoran Group</i>	SPENCER SCHLAGER <i>Douglas Elliman</i>	100 Sunrise Ave., Ph 5	Sun & Surf 100	12-Mar	RX-11055042
\$7,405,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	SPENCER SCHLAGER <i>Douglas Elliman</i>	130 Sunrise Ave., Ph 5	Sun & Surf 130	27-Mar	RX-10979308
\$5,395,000	Unknown	Unknown	120 Sunset Ave., W3e	Leverett House	17-Mar	No listing found
\$4,300,000	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	150 Bradley Place, 408	Palm Beach Biltmore	25-Mar	RX-11052747
\$4,150,000	DANA KOCH <i>The Corcoran Group</i>	JUDGE MOSS <i>Sotheby's International Realty</i>	369 S. Lake Drive, 1c	Park Place	26-Mar	RX-11049837
\$3,700,000	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	BRIE SEGOTA <i>Coffee Cake And Real Estate</i>	44 Coconut Row, 503/504	Palm Beach Towers	14-Mar	RX-11034406
\$3,125,000	DANA KOCH <i>The Corcoran Group</i>	STEPHEN HALL <i>Compass Florida</i>	429 Australian Ave., 3	Australian Of Palm Beach	14-Mar	RX-10944044
\$2,900,000	ELIZABETH DEWOODY <i>Compass Florida</i>	SCOTT GORDON <i>Douglas Elliman</i>	3140 S. Ocean Blvd., 105n	Carlton Place	10-Mar	RX-11029621
\$2,620,000	DONALD GORBACH <i>Gorbach Realty</i>	DANIEL CALVO <i>CGI Realty</i>	3300 S. Ocean Blvd., 508s	Meridian Of Palm Beach	25-Mar	RX-11040354
\$2,150,000	LISA DONO <i>Compass Florida</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	2784 S. Ocean Blvd., 302	Cove	31-Mar	RX-11044783
\$2,125,000	DONALD GORBACH <i>Gorbach Realty</i>	GLORIA RODRIGUEZ <i>Sotheby's International Realty</i>	3170 S. Ocean Blvd., S304	Enclave Of Palm Beach	17-Mar	RX-11049262
\$2,025,000	LIZA PULTZER <i>Brown Harris Stevens</i>	MICHELE VASILESCU <i>Illustrated Properties</i>	44 Coconut Row, 221b	Palm Beach Towers	24-Mar	RX-11034978
\$1,650,000	SAMANTHA CURRY <i>Douglas Elliman</i>	Non MLS member	2660 S. Ocean Blvd., 102n	Beach Point	10-Mar	24-1721
\$1,500,000	CATHY CASELLA <i>Brown Harris Stevens</i>	CATHY CASELLA <i>Brown Harris Stevens</i>	2660 S. Ocean Blvd., 702n	Beach Point	4-Mar	RX-10975482
\$1,340,000	SHARON SWEET <i>Sotheby's International Realty</i>	REAGAN STARCHER <i>Douglas Elliman</i>	2773 S. Ocean Blvd., 3090	Carlyle House	4-Mar	RX-11050267

LUXURY CONDO LISTINGS* — MARCH 2025

LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$10,850,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	2 N. Breakers Row, N25	Two Breakers Row	3,062	3-Mar	RX-11068067
\$8,295,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	150 N. Ocean Blvd., 403	Number One North Ocean	3,036	26-Mar	RX-11076066
\$5,100,000	SHIRLEY WYNER <i>William Raveis South Florida</i>	150 Bradley Place, 101	Palm Beach Biltmore	2,260	13-Mar	RX-11071592
\$4,950,000	TODD PETER <i>Sotheby's International Realty</i>	3170 S. Ocean Blvd., 203s	The Enclave Of Palm Beach	2,960	14-Mar	RX-11071655
\$4,900,000	MARYANN CHOPP <i>Sotheby's International Realty</i>	2100 S. Ocean Blvd., 502s	2100 At Sloans Curve	2,385	4-Mar	RX-11067863
\$4,295,000	ALEXANDRA SOLIMINE <i>Engel & Volkers Wellington</i>	3140 S. Ocean Blvd., 403s	Carlton Place	2,695	20-Mar	RX-11073913
\$4,195,000	FERN FODIMAN <i>Sotheby's International Realty</i>	100 Sunrise Ave., 504	One Hundred Sun & Surf	1,547	12-Mar	RX-11070770
\$3,599,000	THOR BROWN <i>Compass Florida</i>	2500 S. Ocean Blvd., 1d2	Twenty Five Hundred South Ocean Blvd	3,093	7-Mar	25-394
\$3,450,000	CAROLE KOEPEL <i>Sotheby's International Realty</i>	2000 S. Ocean Blvd., 308n	2000 At Sloans Curve	2,385	27-Mar	RX-11075790
\$3,395,000	LIZA PULTZER <i>Brown Harris Stevens</i>	330 Coconut Row, 1b	Three Thirty Coconut Row	1,540	26-Mar	RX-11075357
\$3,200,000	JUDITH LYONS <i>Hilton Hilton</i>	3120 S. Ocean Blvd., 3602	Thirty One Twenty	2,497	21-Mar	RX-11073928
\$2,995,000	BURTON MINKOFF <i>Douglas Elliman</i>	44 Coconut Row, 606a	Palm Beach Towers	1,673	12-Mar	RX-11070631
\$2,895,000	DANA KOCH <i>The Corcoran Group</i>	227 Australian Ave., 4c	Melbourne House	1,287	31-Mar	RX-11076825
\$2,895,000	ALEXANDRA SOLIMINE <i>Engel & Volkers Wellington</i>	3140 S. Ocean Blvd., 502s	Carlton Place	2,220	20-Mar	RX-11073914
\$2,800,000	JOHN CREGAN <i>Sotheby's International Realty</i>	389 S. Lake Drive, 4c	Three Eighty Nine	1,984	31-Mar	RX-11076772

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

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

\$3.4M Construction Commences in Phipps Park

Last month three Commercial New Construction permits were pulled for Phipps Park to include the relocation of new foundations for a historic building, The Little Red Schoolhouse, and erection of two new free-standing restrooms at the north and south utility buildings. The permits were part of a \$33 million renovation of the park that has been five years in the making, which was kickstarted last year when The Preservation Foundation received a \$442,195 Special Category Historic Preservation Grant from the Department of State, Division of Historical Resources.

The current three Phipps Park permit valuations total \$3,423,078, and the largest single permit pulled in March was the \$5.63 million residential new construction for a new two-story residence, swimming pool, and landscaping on a non-conforming parcel that required a Special Exception. Plans for the approximately ½ acre estate at 1181 N. Lake Way in the El Canto neighborhood were designed by J. Graham Goldmith Architects and landscape company, Innocent & Webel.

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LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* — LAST MONTH

VALUE	LOCATION	ISSUED	ADDRESS	TYPE	CASE NUMBER
\$5,634,794	El Encanto	21-Mar	1181 N. Lake Way	Residential New Construction	RNEW-24-00053

TOP 10 BUILDING PERMITS ISSUED* — LAST 12 MONTHS

VALUE	LOCATION	ISSUED	ADDRESS	TYPE	CASE NUMBER
\$8,324,729	In Town	Jan-25	70 Royal Poinciana Way, Ste P70	Commercial Alteration	CALT-25-00282
\$7,940,000	Twenty Six Hundred	May-24	2600 S. Ocean Blvd., 5501	Residential Alteration	RALT-24-00234
\$7,740,000	In Town	May-24	2 S. County Road	Commercial Alteration	B-24-02878
\$7,000,000	Casa Bendita	Jun-24	100 Casa Bendita	Residential Alteration	RALT-24-00007
\$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
\$5,634,794	El Encanto	Mar-25	1181 N. Lake Way	Residential New Construction	RNEW-24-00053
\$5,503,000	Mockingbird Trail	Jan-25	1186 N. Ocean Way	Residential New Construction	RNEW-24-00043
\$5,000,000	Floral Park	Sep-24	333 Sunset Ave., Building 1	Commercial Alteration	CALT-24-00062
\$4,675,000	Royal Park	Aug-24	241 Royal Palm Way	Commercial Alteration	CALT-24-00047

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

PALM BEACH AT A GLANCE

LAND USE AND CONSTRUCTION

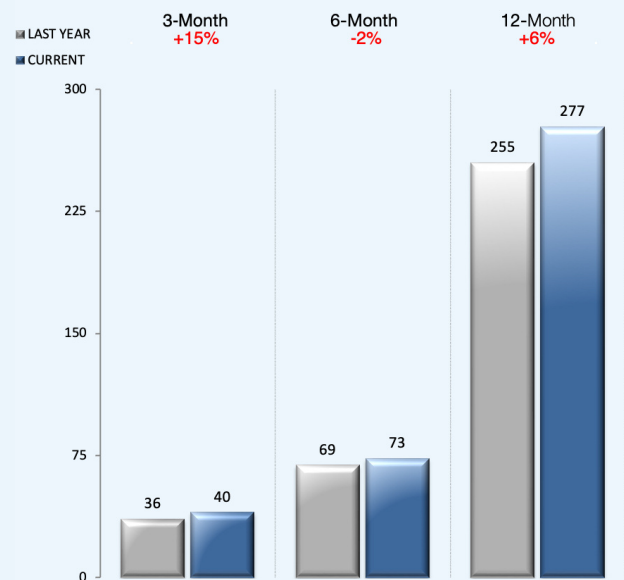
LARGE-SCALE BUILDING PERMITS ISSUED* — MARCH

VALUE	LOCATION	ISSUED	ADDRESS	TYPE	CASE NUMBER
\$5,634,794	El Encanto	21-Mar	1181 N. Lake Way	Residential New Construction	RNEW-24-00053
\$4,215,948	Bahama	18-Mar	217 Bahama Lane	Residential New Construction	RNEW-24-00046
\$4,160,000	Vita Serena	25-Mar	177 Clarendon Ave.	Residential Alteration	RALT-24-00818
\$3,285,680	Rafalsky Mark	17-Mar	740 HiMount Road	Residential Alteration	RALT-24-00808
\$2,968,284	Palm Beach Estates	20-Mar	2185 S. Ocean Blvd.	Commercial New Construction	CNEW-25-00011
\$1,800,000	Parc Monceau	4-Mar	124 Parc Monceau	Residential Alteration	RALT-24-00767
\$1,693,000	Breakers Row	17-Mar	1 S. County Road	Commercial Alteration	CALT-25-00310
\$1,370,044	Phipps Park	20-Mar	2185 S. Ocean Blvd.	Commercial New Construction	CNEW-25-00010
\$1,370,044	Phipps Park	20-Mar	2185 S. Ocean Blvd.	Commercial New Construction	CNEW-25-00009
\$895,000	Poinciana Park	26-Mar	228 Seaspray Ave.	Residential Alteration	RALT-25-00895
\$824,400	Estate Section	10-Mar	801 S. County Road	Residential Alteration	RALT-24-00748
\$719,606	Palm Beach Estates	20-Mar	2185 S. Ocean Blvd.	Commercial Alteration	CALT-25-00322
\$667,190	Phipps Park	20-Mar	2185 S. Ocean Blvd.	Commercial New Construction	CNEW-25-00008
\$500,000	Meridian of Palm Beach	25-Mar	3300 S. Ocean Blvd., S405	Residential Alteration	RALT-25-00942
\$395,000	Sun & Surf 100	11-Mar	100 Sunrise Ave., 414	Residential Alteration	RALT-25-00893

TOTAL VALUE OF LARGE* PERMITS Year-Over-Year



TOTAL NUMBER OF LARGE* PERMITS Year-Over-Year

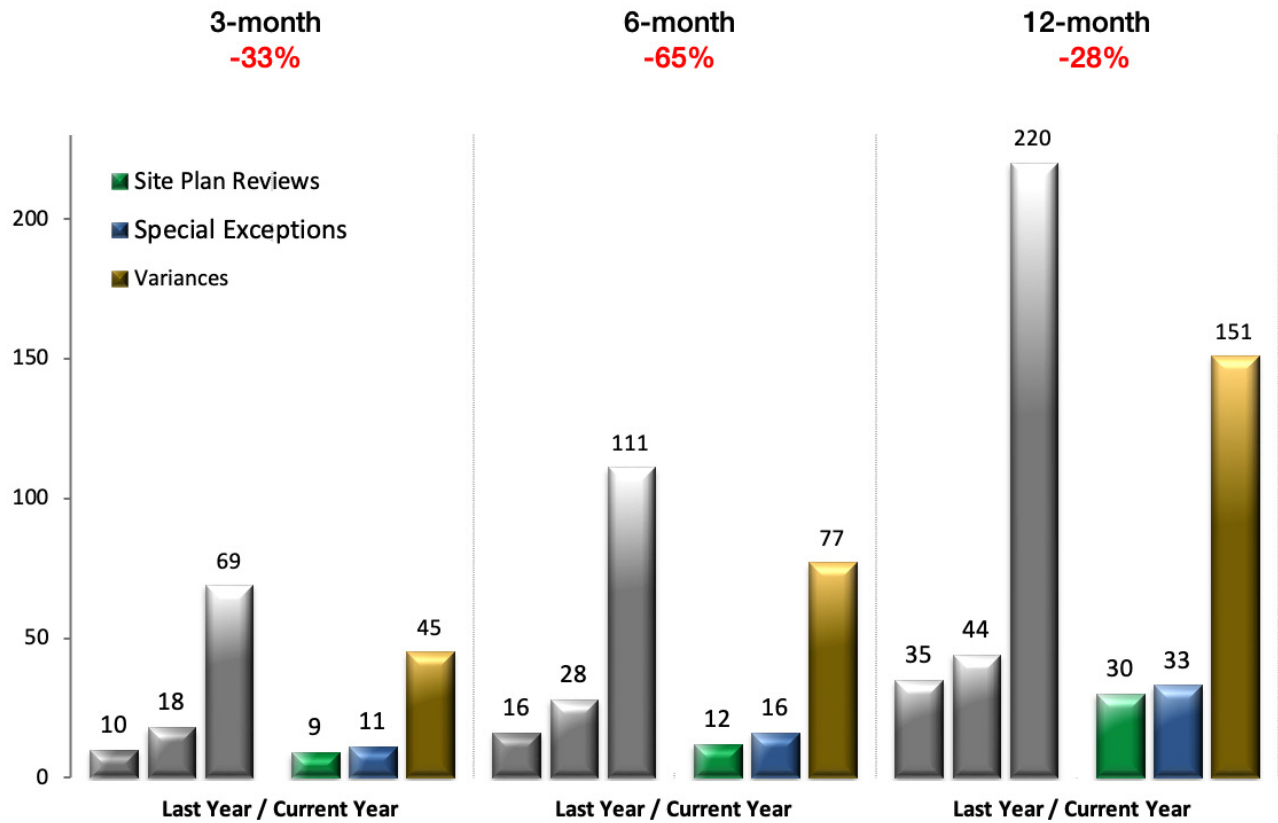


*Includes \$00K-plus Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

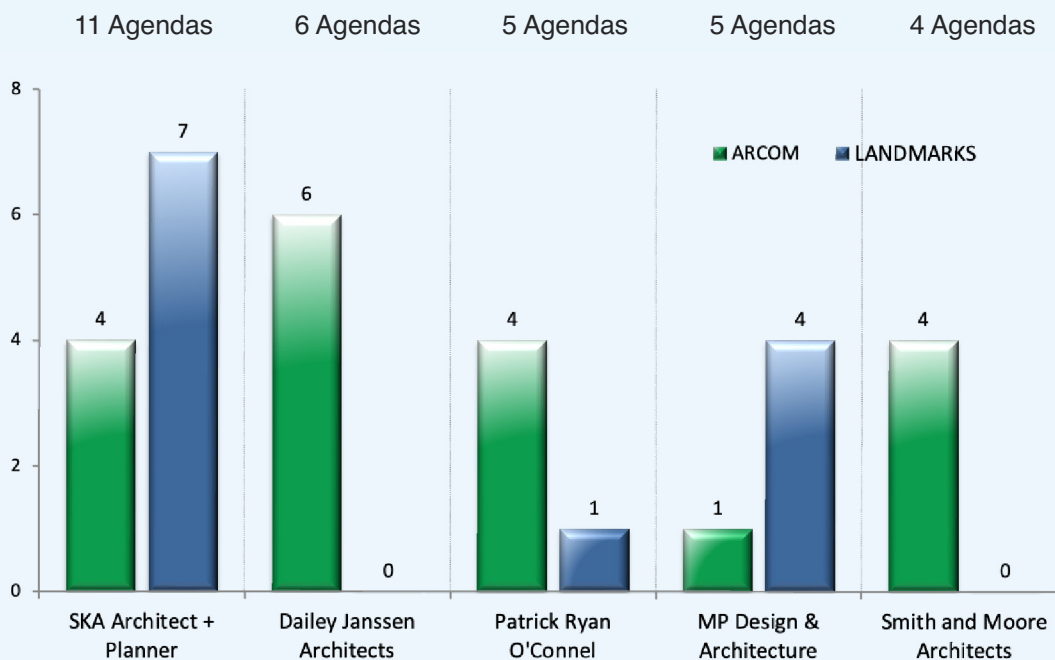
PALM BEACH AT A GLANCE

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 Services

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