

# Rabideau Klein Brief

TOWN OF PALM BEACH

AUGUST 2025



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# Real Estate Highlight: Residential Houses & Lots

## Luxury Home Market Holds Steady on the Island

The luxury single-family market in the Town of Palm Beach (33480) continues to show resilience despite broader market cooling across Florida. Recent reports note that the number of \$1M+ sales has inched upward year-over-year, even as median sale prices in this tier have adjusted from last year’s record highs. Inventory has grown, giving buyers more opportunities in the highly sought-after island market. Well-located estates and waterfront properties continue to drive activity, with demand holding steady in the ultra-luxury segment.

One of Palm Beach’s most notable sales this summer was 203 South Lake Trail, which closed on July 15, 2025, for \$86,515,100, according to public records. The estate includes five bedrooms, nine bathrooms, and sits on 1.66 acres in a prime in-town location. At nearly \$88,733 per square foot, the sale stands among the top transactions of the year in Palm Beach, highlighting sustained strength in the island’s ultra-luxury market.

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### LUXURY SINGLE FAMILY HOMES

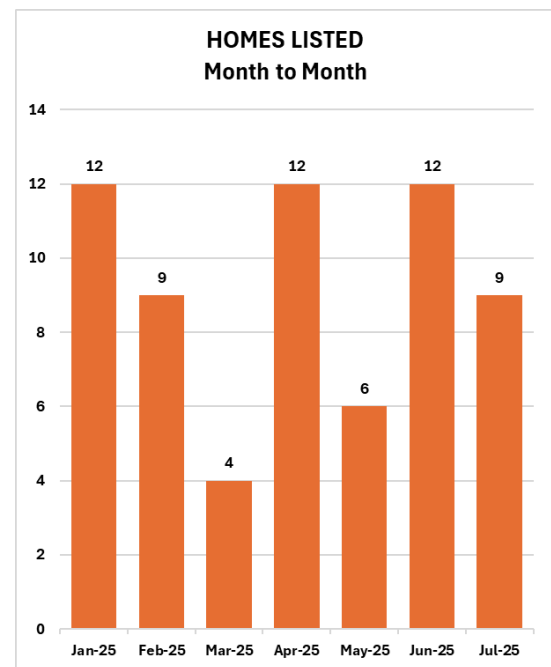
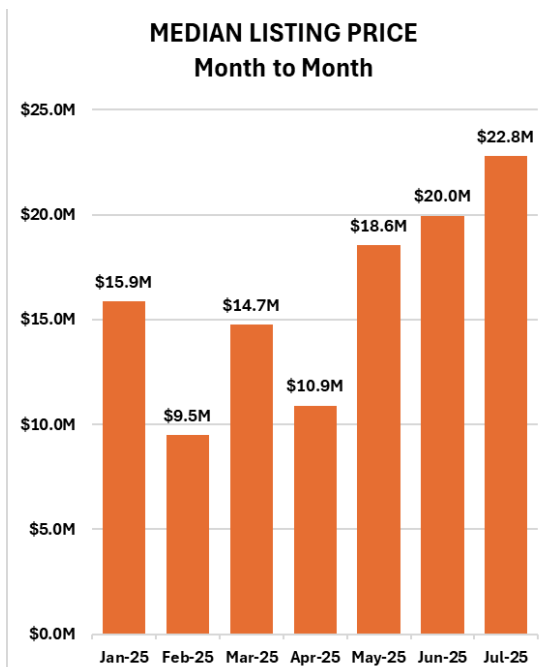
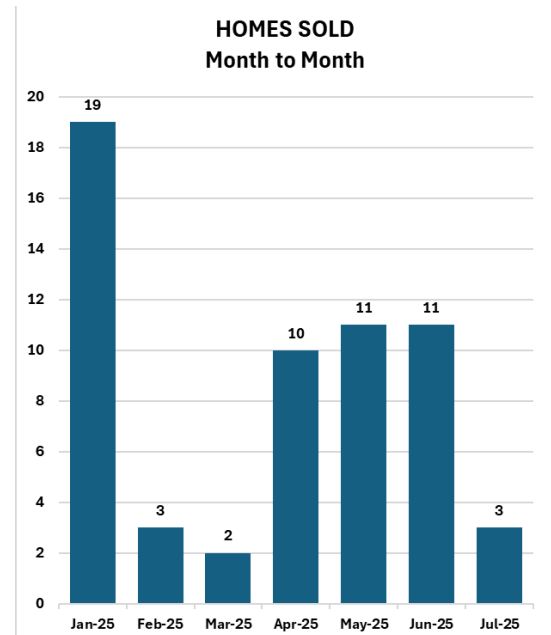
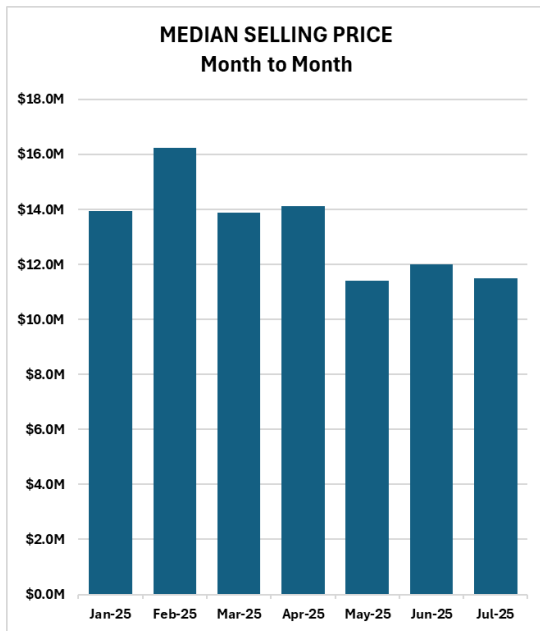
LARGEST SINGLE FAMILY HOME SALE—LAST MONTH					
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$86,515,100	_____	_____	203 S. Lake Trail	Midtown	15-Jul

TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS					
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$86,515,100	_____	_____	203 S. Lake Trail	Midtown	25-Jul
\$51,420,000	<b>Dana L. Koch</b> The Corcoran Group	<b>Lawrence A. Moens</b> Lawrence A. Moens Associates	516 S. Ocean Blvd.	Singer Addition	25-Apr
\$48,500,000	<b>Dana L. Koch &amp; Allison Wren</b> The Corcoran Group	<b>Tom Shaw</b> Sotheby's International Realty	1519 N. Ocean Way	North End	25-May
\$38,750,000	<b>Christian Angle</b> Christian Angle Real Estate	<b>Suzanne Trapani Frisbie</b> The Corcoran Group	1742 S. Ocean Blvd.	Palm Beach Estates	25-Jun
\$33,000,000	<b>Christian Angle</b> Christian Angle Real Estate	<b>Christian Angle</b> Christian Angle Real Estate	690 Island Drive	Everglades Island	25-Jun
\$30,795,250	<b>Christian Angle</b> Christian Angle Real Estate	<b>Vince Spadea, Jr.</b> Douglas Elliman	322 Clarke Avenue	Primavera Estates	24-Dec
\$27,500,000	<b>Dana L. Koch</b> The Corcoran Group	<b>Margit Brandt</b> Premier Estate Properties, Inc.	120 Clarendon Avenue	Estate Section	25-Jan
\$26,670,750	<b>Elizabeth DeWoody</b> Compass Florida & <b>John Rooney</b> Douglas Elliman	<b>Dana L. Koch</b> The Corcoran Group	240 N. Ocean Blvd.	Proximity Park	25-Apr
\$25,400,000	<b>Liza Pulitzer &amp; Austin McGurk</b> Brown Harris Stevens	<b>James McCann</b> Premier Estate Properties, Inc.	550 Island Drive	Everglades Island	25-Jan
\$24,000,000	<b>Margit Brandt</b> Premier Estate Properties, Inc.	<b>Lawrence A. Moens</b> Lawrence A. Moens Associates	200 Tradewind Drive	North End	25-Jan

# PALM BEACH AT A GLANCE

## RESIDENTIAL REAL ESTATE

### \$1 MILLION-PLUS SINGLE FAMILY HOMES



# PALM BEACH AT A GLANCE

## RESIDENTIAL SALES AND LISTINGS

### LUXURY SINGLE FAMILY HOME SALES - JULY 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$86,515,100			203 S. Lake Trail	Midtown	15-Jul
\$11,500,000	<b>James McCann &amp; David Scaff</b> Premier Estate Properties, Inc.	<b>Christopher Vila</b> PB Realty Advisors, Inc.	260 N. Woods Road	North End	2-Jul
\$7,615,000	<b>Christopher Leavitt</b> Douglas Elliman	<b>Todd Peter</b> Sotheby's International Realty	240 Atlantic Avenue	Orange Grove Park	25-Jul

### LUXURY SINGLE FAMILY HOMES LISTINGS - JULY 2025

LISTING PRICE	LISTING AGENT/AGENCY	ADDRESS	LISTING DATE
\$39,750,000	<b>Margit Brandt</b> Premier Estate Properties, Inc.	631 Island Drive	11-Jul
\$37,650,000	<b>Margit Brandt</b> Premier Estate Properties, Inc.	1740 S. Ocean Blvd.	11-Jul
\$32,000,000	<b>Lisa Cregan</b> Sotheby's International Realty	748 Island Drive	1-Jul
\$24,000,000	<b>Margit Brandt</b> Premier Estate Properties, Inc.	250 Angler Avenue	11-Jul
\$18,900,000	<b>Margit Brandt</b> Premier Estate Properties, Inc.	145 Clarendon Avenue	10-Jul
\$15,250,000	<b>Margit Brandt</b> Premier Estate Properties, Inc.	253 Jamaica Lane	11-Jul
\$13,999,000	<b>Margit Brandt</b> Premier Estate Properties, Inc.	422 Australian Avenue	11-Jul
\$13,795,000	<b>Christian Angle</b> Christian Angle Real Estate	6 Via Vizcaya	29-Jul

## High-End Condo Market Remains Competitive Despite Cooling

Condo and co-op sales over \$1 million in the Palm Beach 33480 area continue to make up the upper echelon of the market, even as median condo/co-op prices across the broader coastal Palm Beaches have dropped. According to recent data, though fewer units are trading at ultra-luxury price points compared to last year, those that do are still commanding strong prices per square foot. Inventory of high-end condos remains limited, keeping competition stiff among buyers looking for prime ocean or waterfront views.

Apartment G-4 at 100 Royal Palm Way, sold by Todd Peter of Sotheby's International Realty, closed on July 8, 2025 for \$6,825,000. The 4th floor condo features three bedrooms, three bathrooms, and ~2,535 square feet of living space, which works out to about \$2,692 per square foot. This sale underscores the strength of Palm Beach's luxury condo segment, particularly for well-located properties with quality views and amenities.

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## LUXURY CONDOMINIUMS

### LARGEST CONDO / CO-OP SALE - JULY

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$6,825,000	<b>Todd Peter</b> Sotheby's International Realty	<b>Vicki Gerrish</b> Keller Williams	100 Royal Palm Way, Apt G4	8-Jul

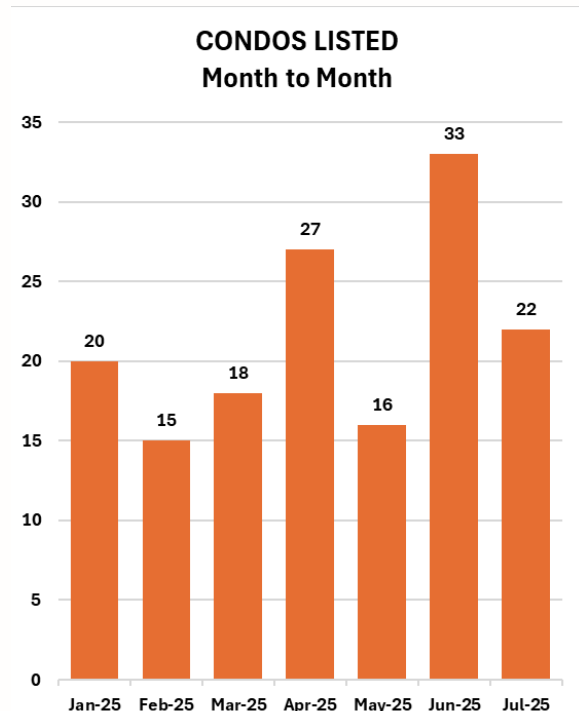
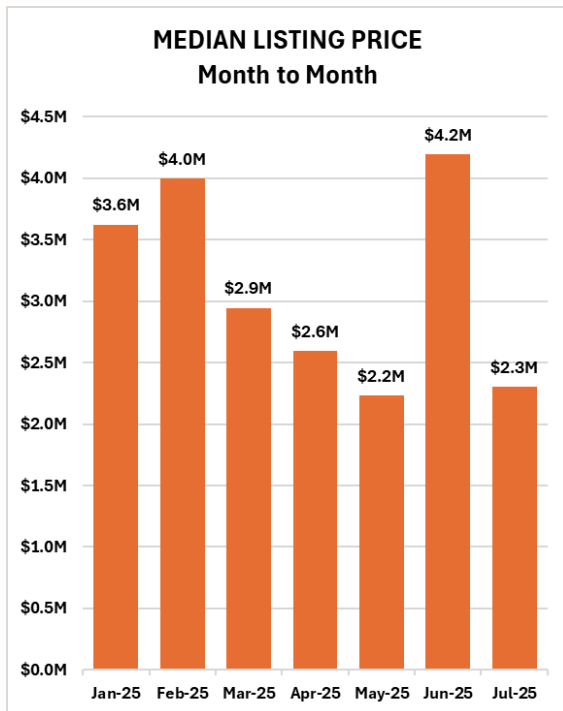
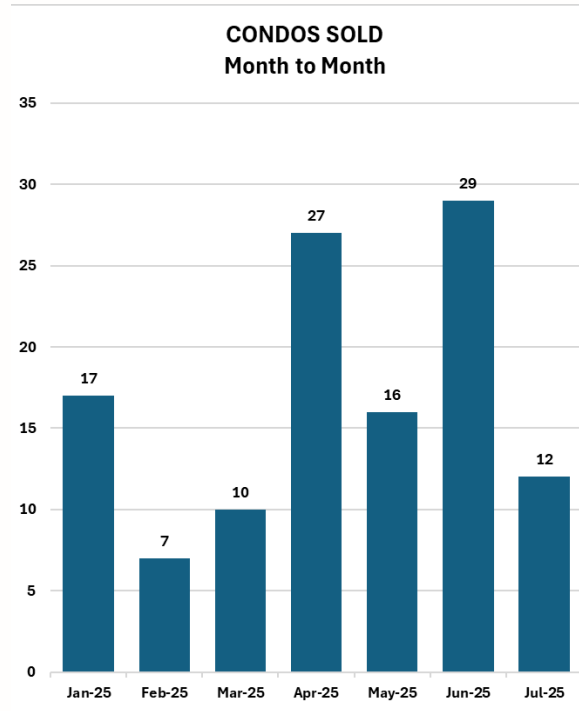
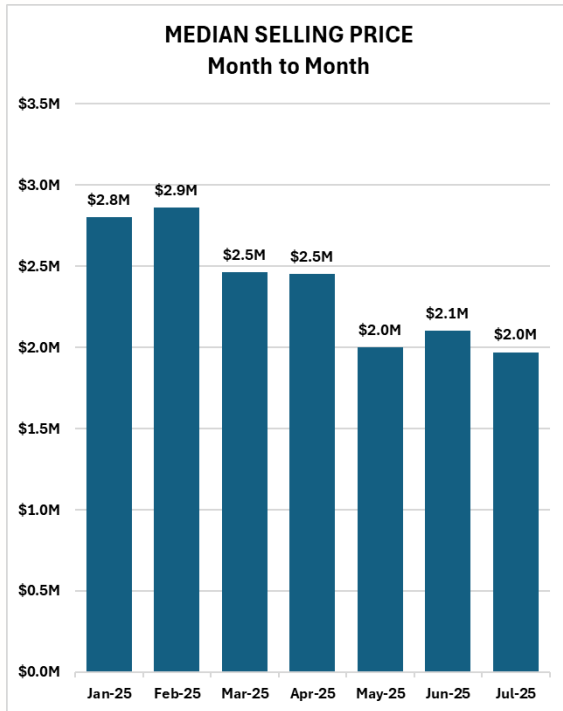
### TOP 10 CONDO / CO-OP SALES - LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$15,700,000	<b>Ann Carmichael</b> Brown Harris Stevens	<b>Robert Goodnough</b> Sotheby's International Realty	101 Worth Avenue, Unit 61	24-Sept
\$14,900,000	_____	<b>Fern Fodiman</b> Sotheby's International Realty	10 Sloans Curve Drive	25-Jan
\$14,900,000	<b>Spencer Schlager</b> Douglas Elliman	<b>Fern Fodiman</b> Sotheby's International Realty	1 Sloans Curve Drive	25-Jan
\$14,060,000	<b>Dana Koch</b> The Corcoran Group	<b>Spencer Schlager</b> Douglas Elliman	101 Worth Avenue, Unit 2A	25-Apr
\$14,000,000	<b>Christopher Leavitt</b> Douglas Elliman	<b>Catherine Applegate</b> Douglas Elliman	150 Bradley Place, Unit 905/906	25-Jan
\$12,500,000	<b>Kevin Condon</b> Sotheby's International Realty	<b>Suzanne Frisbie</b> The Corcoran Group	2 N. Breakers Row, Unit N42	24-Nov
\$12,125,000	<b>John Pickett</b> Brown Harris Stevens	<b>John Pickett</b> Brown Harris Stevens	450 Brazilian Avenue	25-May
\$11,400,000	<b>Nolen Doorack</b> Flagship Company	_____	161 E. Main Street	25-Apr
\$10,400,000	<b>Ashley Copeland</b> Brown Harris Stevens	<b>James McCann</b> Premier Estate Properties, Inc.	314 Chilean Avenue	25-Feb
\$8,925,000	<b>Dragana Connaughton</b> Sotheby's International Realty	_____	330 S. Ocean Blvd, Unit 1C	25-Jun

# PALM BEACH AT A GLANCE

## RESIDENTIAL REAL ESTATE

### \$1 MILLION-PLUS CONDOMINIUMS



# PALM BEACH AT A GLANCE

## RESIDENTIAL REAL ESTATE

### LUXURY CONDO SALES - JULY 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$6,825,000	<b>Todd Peter</b> Sotheby's International Realty	<b>Vicki Gerrish</b> Keller Williams	100 Royal Palm Way, Apt G4	8-Jul
\$5,000,000	<b>Linda Olsson</b> Linda R. Olsson, Inc.	<b>Marvin Silverman</b> Rob Ulan Realty, LLC	3000 S. Ocean Blvd., Unit 408	3-Jul
\$4,000,000	<b>Carole Koepfel</b> Sotheby's International Realty	<b>Dana Koch</b> The Corcoran Group	2770 S. Ocean Blvd., Unit 201N	30-Jul
\$3,150,000	<b>Christopher Leavitt</b> Douglas Elliman	<b>Catherine Applegate</b> Douglas Elliman	150 Bradley Place, Apt 304	28-Jul
\$2,200,000	<b>Todd Peter</b> Sotheby's International Realty	<b>Toinette Boalt</b> Tina Fanjul Associates, Inc.	173 Peruvian Avenue, Apt 3	1-Jul
\$2,000,000	_____	_____	3390 S. Ocean Blvd., Unit 4030	17-Jul
\$1,940,000	<b>Patrick Meyer</b> One Sotheby's International Realty	<b>Jessica Gollet</b> Keller Williams Realty	3440 S. Ocean Blvd., Apt 403N	9-Jul
\$1,500,000	<b>Dana Koch</b> The Corcoran Group	<b>Dana Koch</b> The Corcoran Group	3400 S. Ocean Blvd., Apt FII	21-Jul
\$1,375,000	<b>Scott Gordon</b> Douglas Elliman	<b>Lisa Wilkinson</b> Douglas Elliman	3300 S. Ocean Blvd., 404S	25-Jul
\$1,150,000	<b>Stephen McPartlin</b> Linda A. Gary Real Estate	_____	170 N. Ocean Blvd., Apt 605	11-Jul
\$1,100,000	_____	_____	3475 S. Ocean Blvd., Unit 3090	3-Jul

### LUXURY CONDO LISTINGS - JULY 2025

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	SALE DATE
\$18,950,000	<b>Margit Brandt</b> Premier Estate Properties, Inc.	2 Sloans Curve Drive	11-Jul
\$9,250,000	<b>Margit Brandt</b> Premier Estate Properties, Inc.	2 N. Breakers Row, Apt N25	11-Jul
\$5,700,000	<b>Margit Brandt</b> Premier Estate Properties, Inc.	2000 S. Ocean Blvd., Apt 201N	11-Jul
\$4,699,000	<b>Rosalind Clarke</b> Premier Estate Properties, Inc.	2100 S. Ocean Blvd., Apt 602S	11-Jul
\$3,750,000	<b>Michelle Kirschner</b> Douglas Elliman	340 S. Ocean Blvd., Apt 4E	24-Jul
\$2,300,000	<b>Elizabeth Hartigan</b> The Corcoran Group	300 S. Ocean Blvd., Apt 3F	20-Jul
\$2,300,000	<b>Elizabeth Hartigan</b> The Corcoran Group	300 S. Ocean Blvd., Apt 3G	20-Jul
\$2,150,000	<b>Jim McCann</b> Premier Estate Properties, Inc.	44 Cocoonut Row Unit 205B	11-Jul
\$1,895,000	<b>Bonnie Hut Yaseen</b> The Corcoran Group	3300 S. Ocean Blvd., Apt 203N	25-Jul
\$1,989,000	<b>Shawn Olson</b> William Raveis Real Estate	2774 S. Ocean Blvd., Apt 412	29-Jul
\$1,949,000	<b>Rosalind Clarke</b> Premier Estate Properties, Inc.	2170 Ibis Isle Road Apt 1	11-Jul
\$1,750,000	<b>Gloria Rodriguez</b> Sotheby's International Realty	170 N. Ocean Blvd., Apt 206	15-Jul
\$1,700,000	<b>Jill Kendall</b> RE/MAX Select Group	3390 S. Ocean Blvd., Unit 2010	13-Jul
\$1,575,000	<b>Lisa Cregan</b> Sotheby's International Realty	455 Worth Avenue Apt 209	21-Jul
\$1,450,000	<b>Linda Olsson</b> Linda R. Olsson, Inc.	170 N. Ocean Blvd., Apt 312	3-Jul
\$1,350,000	<b>Maureen Woodward</b> Brown Harris Stevens	381 S. Lake Drive Apt 8	23-Jul

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

Beach Access: [www.rabideauklein.com/beach-access](http://www.rabideauklein.com/beach-access)

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

Florida Multimillion Dollar Market Brief: [www.rabideauklein.com/florida-multimillion-dollar-market](http://www.rabideauklein.com/florida-multimillion-dollar-market)

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