

Rabideau Klein Brief

TOWN OF PALM BEACH

OCTOBER 2025



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Real Estate Highlight: Residential Houses & Lots

Palm Beach Luxury Homes: September Market Highlights

The Palm Beach single-family home market remained strong in September 2025, particularly for properties priced at \$1million and above. Sales in this segment grew year-over-year, reflecting continued demand for high-end homes in the area. Buyers are competing for well-located, turnkey properties, and inventory in the \$1M+ range remains limited, keeping the market active and pricing robust.

A highlight from the month was the sale of 1214 N Ocean Boulevard, a 5-bedroom, 6.5-bath oceanfront estate built in 1951, which closed for \$37million. This transaction underscores the strength of the luxury market in Palm Beach and demonstrates how unique, prime-location properties continue to command top dollar, setting a benchmark for other high-end homes in the area.

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LUXURY SINGLE FAMILY HOMES

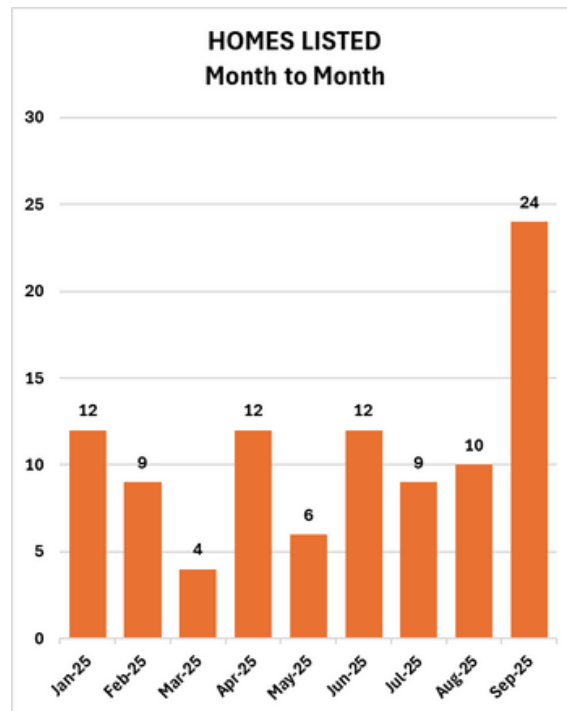
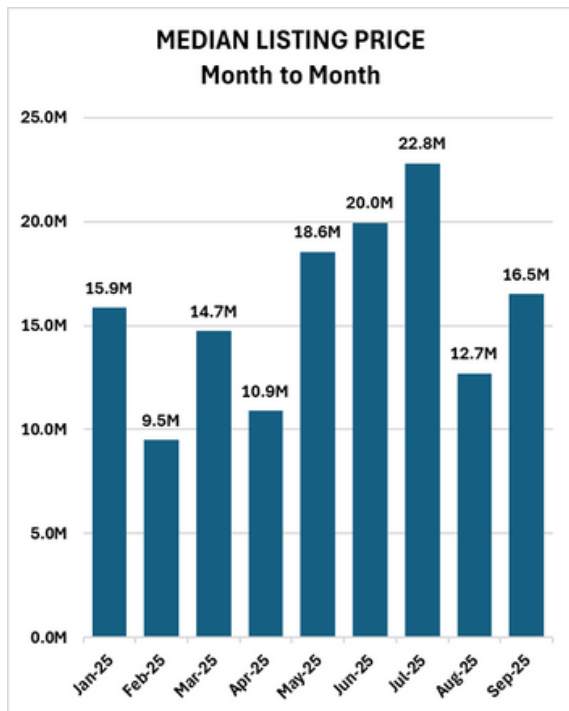
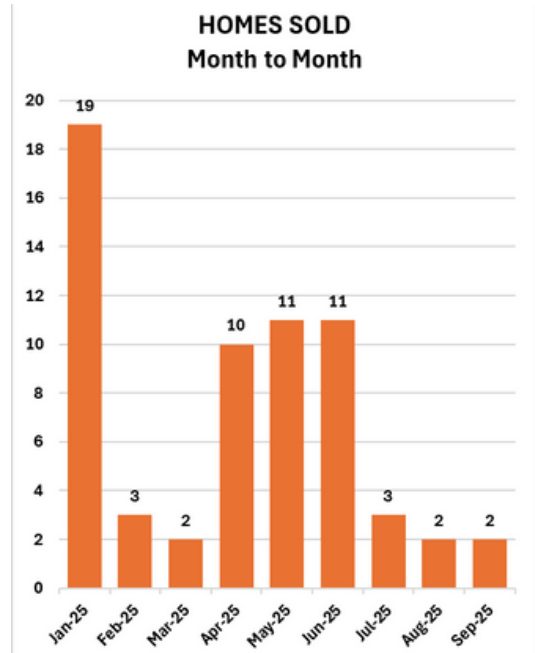
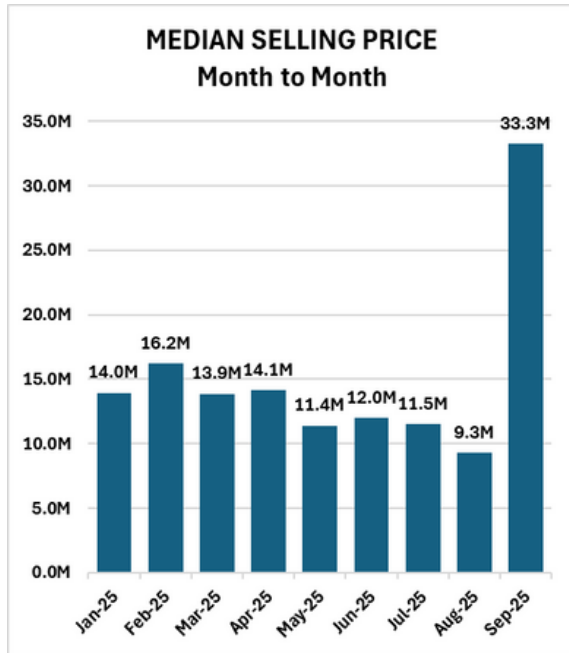
LARGEST SINGLE FAMILY HOME SALE—LAST MONTH					
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$37,000,000	Christian Angle Christian Angle Real Estate	James Kenny K2 Realty, Inc.	1214 N. Ocean Blvd.	North End	2-Sept

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	Dana L. Koch The Corcoran Group	Lawrence A. Moens Lawrence A. Moens Associates	516 S. Ocean Blvd.	Singer Addition	25-Apr
\$48,500,000	Dana L. Koch & Allison Wren The Corcoran Group	Tom Shaw Sotheby's International Realty	1519 N. Ocean Way	North End	25-May
\$38,750,000	Christian Angle Christian Angle Real Estate	Suzanne Trapani Frisbie The Corcoran Group	1742 S. Ocean Blvd.	Palm Beach Estates	25-Jun
\$37,000,000	Christian Angle Christian Angle Real Estate	James Kenny K2 Realty, Inc.	1214 N. Ocean Blvd.	North End	25-Sept
\$33,000,000	Christian Angle Christian Angle Real Estate	Christian Angle Christian Angle Real Estate	690 Island Drive	Everglades Island	25-Jun
\$30,795,250	Christian Angle Christian Angle Real Estate	Vince Spadea, Jr. Douglas Elliman	322 Clarke Avenue	Primavera Estates	24-Dec
\$29,500,000	Kim Raich Sotheby's International Realty	Kim Raich Sotheby's International Realty	158 Dunbar Road	North End	25-Sept
\$27,500,000	Dana L. Koch The Corcoran Group	Margit Brandt Premier Estate Properties, Inc.	120 Clarendon Avenue	Estate Section	25-Jan
\$26,670,750	Elizabeth DeWoody Compass Florida & John Rooney Douglas Elliman	Dana L. Koch The Corcoran Group	240 N. Ocean Blvd.	Proximity Park	25-Apr

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 - SEPTEMBER 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$37,000,000	Christian Angle Christian Angle Real Estate	James Kenny K2 Realty, Inc.	1214 N. Ocean Blvd.	North End	2-Sept
\$29,500,000	Kim Raich Sotheby's International Realty	Kim Raich Sotheby's International Realty	158 Dunbar Road	North End	15-Sept

LUXURY SINGLE FAMILY HOMES LISTINGS - SEPTEMBER 2025

LISTING PRICE	LISTING AGENT/AGENCY	ADDRESS	LISTING DATE
\$65,000,000	Margit Brandt Premier Estate Properties, Inc.	1610 N. Ocean Blvd.	5-Sept
\$39,500,000	Gary Pohrer Serhant	1160 N. Ocean Blvd.	25-Sept
\$36,495,000	Richard True The Corcoran Group	311 Polmer Park Road	15-Sept
\$35,900,000	Christian Angle Christian Angle Real Estate	5 Via Sunny	25-Sept
\$32,000,000	Margit Brandt Premier Estate Properties, Inc.	134 Casa Bendita	5-Sept
\$24,900,000	Christian Angle Christian Angle Real Estate	210 Wells Road	12-Sept
\$18,500,000	Heather Bretzlaff Compass Florida	269 Jamaica Lane	3-Sept
\$16,995,000	Richard True The Corcoran Group	225 EL Pueblo Way	23-Sept

Real Estate Highlight: Attached Apartments, Villas & Townhouses

Town of Palm Beach: September Luxury Condo Highlights

In September, the luxury condo market in the Town of Palm Beach continued to show strong momentum for residences priced at \$1 million and above. Demand remained high for turn-key units offering ocean or Intracoastal views, refined finishes, and access to premier amenities. Limited high-quality inventory kept competition elevated, and buyers continued to prioritize rarity, location, and lifestyle over sheer square footage—supporting steady strength at the top of the market.

A major highlight this month was the sale of 102 Gulfstream Road, an exceptional ocean-area residence that closed for approximately \$17.2 million. The property was represented by Dana Koch and Paulette Koch of The Corcoran Group, with the buyer represented by Janina Radtke of Sotheby’s International Realty. This transaction underscores how best-in-class condos and townhomes in the Town of Palm Beach can soar far beyond the \$1M+ threshold, reinforcing the enduring appeal and premium valuations of the island’s most coveted properties.

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LUXURY CONDOMINIUMS

LARGEST CONDO / CO-OP SALE - SEPTEMBER

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$17,200,000	Dana Koch & Paulette Koch The Corcoran Group	Janina Radtke Sotheby’s International Realty	102 Gulfstream Road	5-Sept

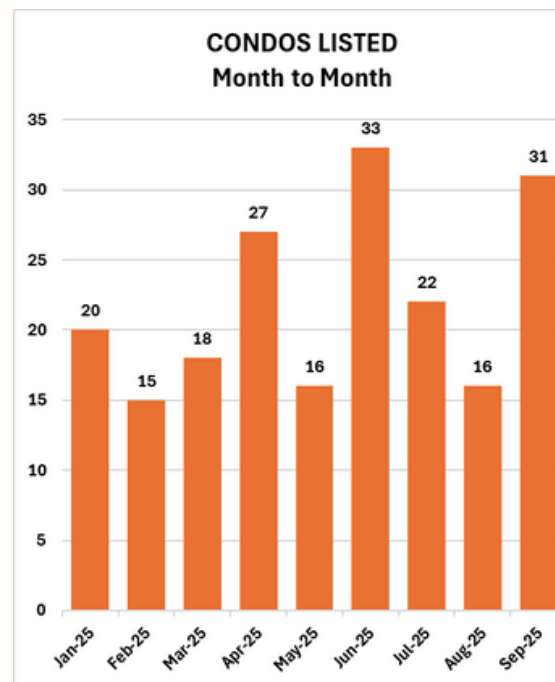
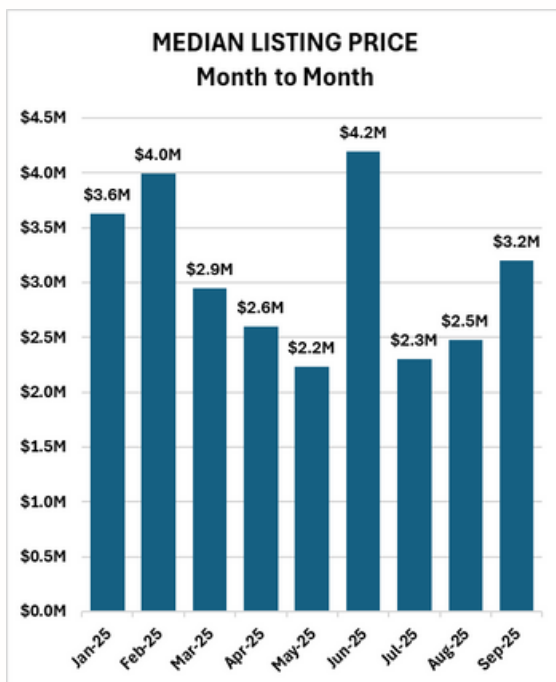
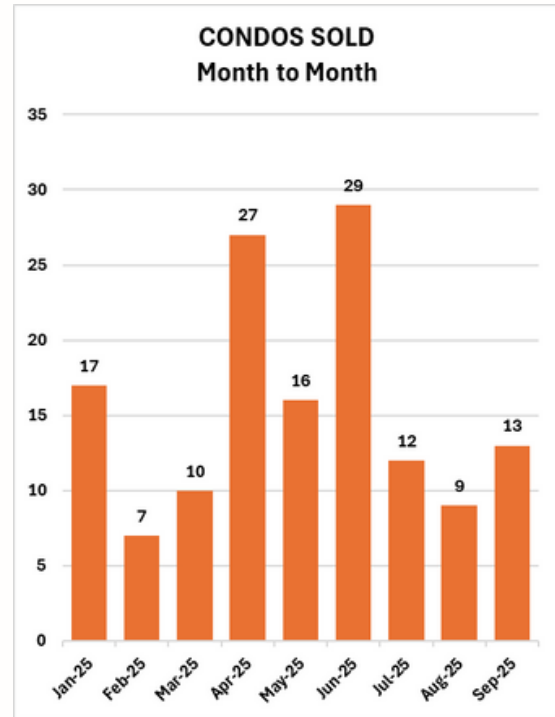
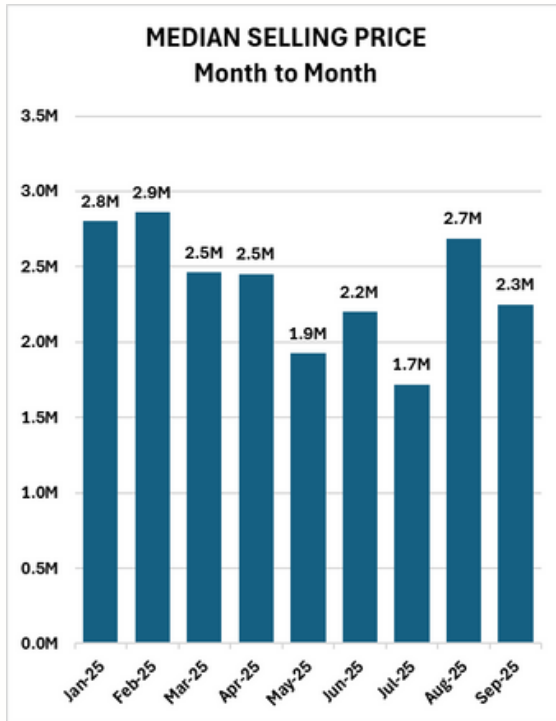
TOP 10 CONDO / CO-OP SALES - LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$17,200,000	Dana Koch & Paulette Koch The Corcoran Group	Janina Radtke Sotheby’s International Realty	102 Gulfstream Road	25-Sept
\$16,000,000	Christopher Leavitt Douglas Elliman	Gary Pohrer Serhant	220 Brazilian Avenue, Unit West	25-Sept
\$14,900,000	Spencer Schlager Douglas Elliman	Fern Fodiman Sotheby’s International Realty	1 Sloans Curve Drive	25-Jan
\$14,060,000	Dana Koch The Corcoran Group	Spencer Schlager Douglas Elliman	101 Worth Avenue, Unit 2A	25-Apr
\$14,000,000	Christopher Leavitt Douglas Elliman	Catherine Applegate Douglas Elliman	150 Bradley Place, Unit 905/906	25-Jan
\$12,500,000	Kevin Condon Sotheby’s International Realty	Suzanne Frisbie The Corcoran Group	2 N. Breakers Row, Unit N42	24-Nov
\$12,125,000	John Pickett Brown Harris Stevens	John Pickett Brown Harris Stevens	450 Brazilian Avenue	25-May
\$11,400,000	Nolen Doorack Flagship Company		161 E. Main Street	25-Apr
\$10,400,000	Ashley Copeland Brown Harris Stevens	James McCann Premier Estate Properties, Inc.	314 Chilean Avenue	25-Feb
\$8,925,000	Dragana Connaughton 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 - SEPTEMBER 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$17,200,000	Dana Koch & Paulette Koch The Corcoran Group	Janina Radtke Sotheby's International Realty	102 Gulfstream Road	5-Sept
\$16,000,000	Christopher Leavitt Douglas Elliman	Gary Pohrer Serhant	220 Brazilian Avenue, Unit West	29-Sept
\$6,900,000	Dana Koch The Corcoran Group	Dana Koch The Corcoran Group	217 Everglade Avenue	15-Sept
\$5,250,000			400 S. Ocean Blvd., Unit 2180	10-Sept
\$3,250,000	Travis Vuich Compass Florida	Travis Vuich Compass Florida	3140 S. Ocean Blvd., Unit 203S	29-Sept
\$2,250,000	Donald Gorbach Gorbach Realty	Darlene Streit The Corcoran Group	3400 S. Ocean Blvd., Apt. FII	15-Sept
\$2,075,000	Kourtney Pulitzer Sotheby's International Realty	Mikolaj Bauer Douglas Elliman	3456 S. Ocean Blvd., Apt. 801	12-Sept
\$2,000,000	Zachary Mazur Coldwell Banker Realty	Scott Gordon Douglas Elliman	2660 S. Ocean Blvd., Apt. 101N	2-Sept
\$1,400,000	Dana Koch The Corcoran Group	Marianne Chopp Sotheby's International Realty	2784 S. Ocean Blvd., Apt. 402N	8-Sept
\$1,325,000	Patricia H. Mahaney Sotheby's International Realty	Dana Landry Dana Landry Real Estate	139 Sunrise Avenue, Apt. 201	3-Sept
\$1,225,000	Dana Koch The Corcoran Group	Brooke Snader Douglas Elliman	3360 S. Ocean Blvd., Apt. 2EII	17-Sept
\$1,125,600	Joan Wenzel Douglas Elliman	Pamela Gottfried Douglas Elliman	2778 S. Ocean Blvd., Unit 107S	23-Sept

LUXURY CONDO LISTINGS - SEPTEMBER 2025

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	SALE DATE
\$10,500,000	Christine Gibbons Sotheby's International Realty	315 S. Lake Drive, PH C	17-Sept
\$9,950,000	Spencer Schlager Douglas Elliman	245 Everglade Avenue, Unit 245	24-Sept
\$9,250,000	Christian Angle Christian Angle Real Estate	307 Everglade Avenue	25-Sept
\$6,995,000	Dianne West Waterfront Properties & Club Communities	336 Australian Avenue, Unit E	2-Sept
\$7,250,000	Ben Stein Sotheby's International Realty	255 Everglade Avenue	5-Sept
\$6,950,000	Christopher Leavitt Douglas Elliman	150 Bradley Place, Apt. 112	8-Sept
\$6,495,000	Darren Marotta Engel & Volkers	236 Phipps Plaza, Apt. D	12-Sept
\$6,295,000	Christopher Leavitt Douglas Elliman	150 Bradley Place, Apt. 712	18-Sept
\$4,950,000	Todd Peter Sotheby's International Realty	3170 S. Ocean Blvd., Apt. 203S	11-Sept
\$4,900,000	Paulette Koch The Corcoran Group	120 Sunset Avenue, Unit W3B	4-Sept
\$3,995,000	Jack Rooney II Douglas Elliman	400 S. Ocean Blvd., Unit 2220	5-Sept
\$3,850,000	Laura Gaines Semler Brown Harris Stevens	44 Cocoonut Row, Unit 227B	8-Sept
\$3,650,000	Scott Gordon Douglas Elliman	3000 S. Ocean Blvd., Apt. 201	22-Sept
\$3,200,000	Judy Lyons Compass Florida	3120 S. Ocean Blvd., Apt. 3602	10-Sept
\$2,395,000	Christine Gibbons Sotheby's International Realty	354 Chilean Avenue, Apt. 2D	23-Sept
\$1,850,000	Darren Marotta Engel & Volkers	250 Bradley Place, Apt. 502	11-Sept

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

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