

Rabideau Klein Brief

TOWN OF PALM BEACH

NOVEMBER 2025



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Palm Beach Luxury Homes: October Market Highlights

Palm Beach’s single-family home market in October remained highly exclusive, with only a limited number of \$1 million-plus residences trading on the island. Scarce inventory continued to underpin strong pricing, as buyers focused on premier locations and architecturally significant homes, reinforcing the island’s position as a low-volume, high-value luxury market.

A standout transaction for the month was the sale of the landmark Mediterranean estate at 217 Clarke Avenue, which closed in early October at approximately \$30 million. The sale reflects sustained demand for trophy single-family properties in Palm Beach and was listed by Richard Allison, with Shelly Newman representing the buyer.

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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
\$30,000,000	Richard Allison The Corcoran Group	Shelly Newman The Corcoran Group	217 Clarke Avenue	Primavera Estates	3-Oct

TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

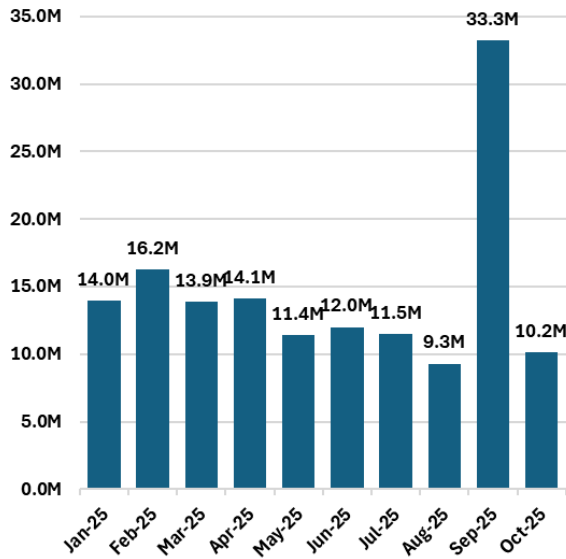
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$86,515,100	_____	_____	203 S. Lake Trail	Midtown	25-Jul
\$51,420,000	Dana L. Koch The Corcoran Group	Lawrence A. Moens Lawrence A. Moens Associates	516 S. Ocean Blvd.	Singer Addition	25-Apr
\$48,500,000	Dana L. Koch & Allison 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
\$30,000,000	Richard Allison The Corcoran Group	Shelly Newman The Corcoran Group	217 Clarke Avenue	Primavera Estates	25-Oct
\$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

PALM BEACH AT A GLANCE

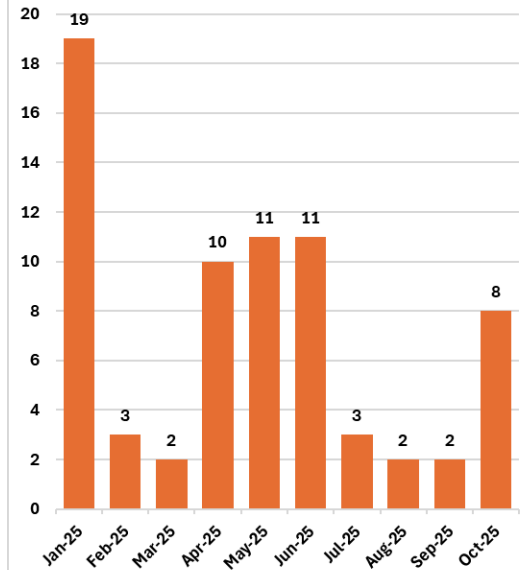
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS SINGLE FAMILY HOMES

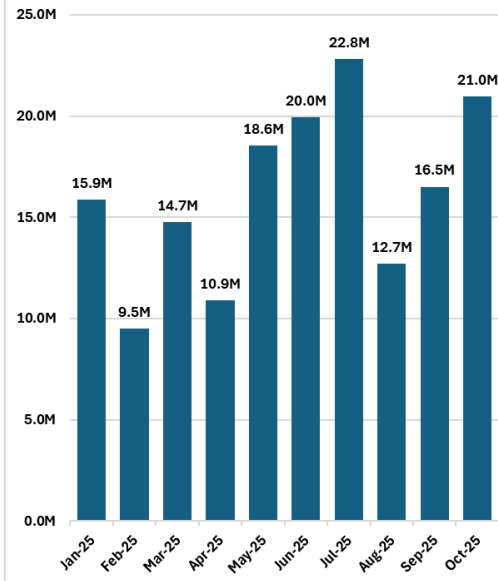
MEDIAN SELLING PRICE
Month to Month



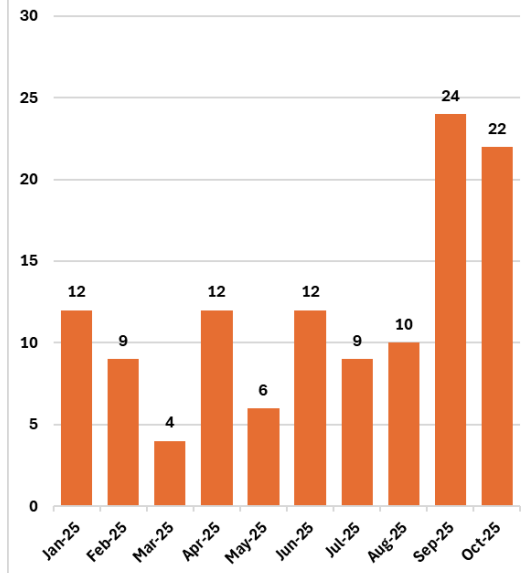
HOMES SOLD
Month to Month



MEDIAN LISTING PRICE
Month to Month



HOMES LISTED
Month to Month



PALM BEACH AT A GLANCE

RESIDENTIAL SALES AND LISTINGS

LUXURY SINGLE FAMILY HOME SALES - OCTOBER 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$30,000,000	Richard Allison The Corcoran Group	Shelly Newman The Corcoran Group	217 Clarke Avenue	Primavera Estates	3-Oct
\$21,007,000	Dana Koch The Corcoran Group	Margit Brandt Premier Estate Properties, Inc	167 Everglade Avenue	Ocean Park	30-Oct
\$17,700,000	Linda Olsson Linda R. Olsson, Inc	Christian Angle Christian Angle Real Estate	218 El Brillo Way	El Bravo Park	15-Oct
\$11,700,000	Christopher Leavitt Douglas Elliman	Cara McClure Douglas Elliman	175 Sunset Avenue	Floral Park	23-Oct
\$8,600,000	Todd Peter Sotheby's International Realty	Spencer Schlager Douglas Elliman	224 Atlantic Avenue	Orange Grove Park	6-Oct
\$7,000,000	Jim McCann Premier Estate Properties, Inc	Leana Schwartz Waterfront Properties & Club Communities	740 N. Lake Way	North End	8-Oct
\$6,400,000	Margit Brandt Premier Estate Properties, Inc	Cappy Abraham Palm Beach Residential Properties LLC	211 Park Avenue	Bungalow Park	1-Oct

LUXURY SINGLE FAMILY HOMES LISTINGS - OCTOBER 2025

LISTING PRICE	LISTING AGENT/AGENCY	ADDRESS	LISTING DATE
\$89,000,000	Christian Angle Christian Angle Real Estate	102 Reef Road	28-Oct
\$69,500,000	William Yahn The Corcoran Group	1260 N. Lake Way	17-Oct
\$59,500,000	Christian Angle Christian Angle Real Estate	1620 S. Ocean Blvd.	24-Oct
\$44,850,000	Lawrence Moens Lawrence A. Moens, Inc	160 Clarendon Avenue	9-Oct
\$37,900,000	Christian Angle Christian Angle Real Estate	9 Via Parigi	1-Oct
\$37,500,000	Margit Brandt Premier Estate Properties, Inc	124 Cocoanut Row	18-Oct
\$28,000,000	Christian Angle Christian Angle Real Estate	1550 S. Ocean Blvd.	22-Oct
\$26,500,000	Paula Wittmann William Raveis Real Estate	242 Wells Road	3-Oct
\$24,500,000	Christian Angle Christian Angle Real Estate	201 Banyan Road	20-Oct
\$23,785,000	Michael Costello Compass Florida	236 Via Las Brisas	13-Oct
\$19,900,000	Jim McCann Premier Estate Properties, Inc	301 Polmer Park Road	2-Oct
\$19,900,000	Christian Angle Christian Angle Real Estate	264 Dunbar Road	20-Oct
\$19,500,000	Shavendra Roopchand Compass Florida	150 Kings Road	31-Oct
\$15,500,000	Christian Angle Christian Angle Real Estate	334 Barton Avenue	27-Oct

Real Estate Highlight: Attached Apartments, Villas & Townhouses

Palm Beach Luxury Living: Market Momentum & a Standout Oceanfront Sale

Palm Beach’s \$1M-plus condo, villa, and townhouse segment continues to show steady strength, driven by sustained demand for oceanfront and intracoastal residences. While inventory has modestly expanded, well located and turnkey properties are still trading efficiently, with pricing holding firm in the luxury tier. Buyers remain highly selective, rewarding quality finishes, views, and building pedigree with shorter days on market and resilient values.

A recent standout transaction includes the cooperative sale of the combined oceanfront Units 503/504 at 3000 S. Ocean Boulevard, a premier Bellaria residence. The double-unit offering closed at approximately \$9.35 million, reflecting continued confidence in Palm Beach’s ultra-luxury coastal market. The property was listed by Christian Angle, with buyer representation by J. Richard Allison.

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LUXURY CONDOMINIUMS

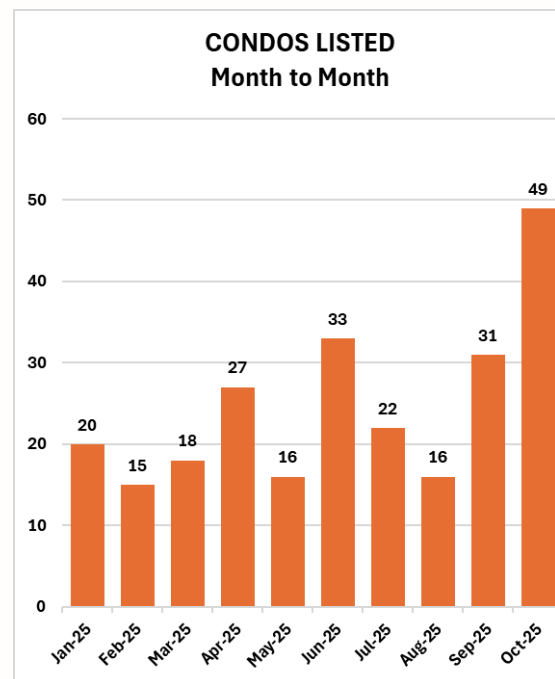
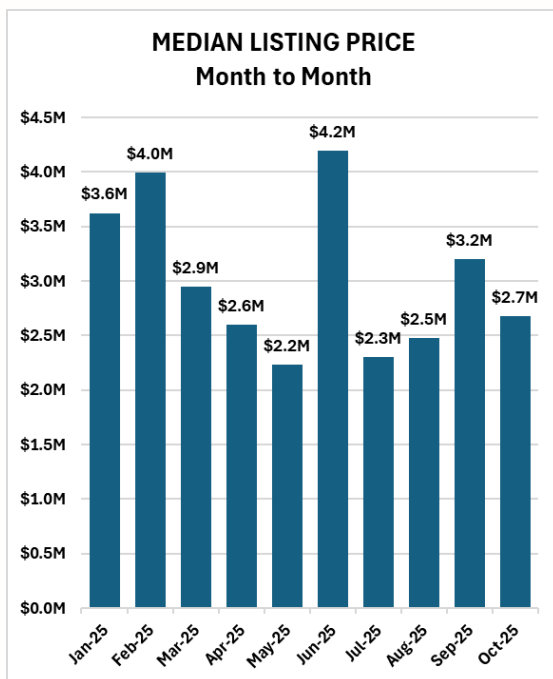
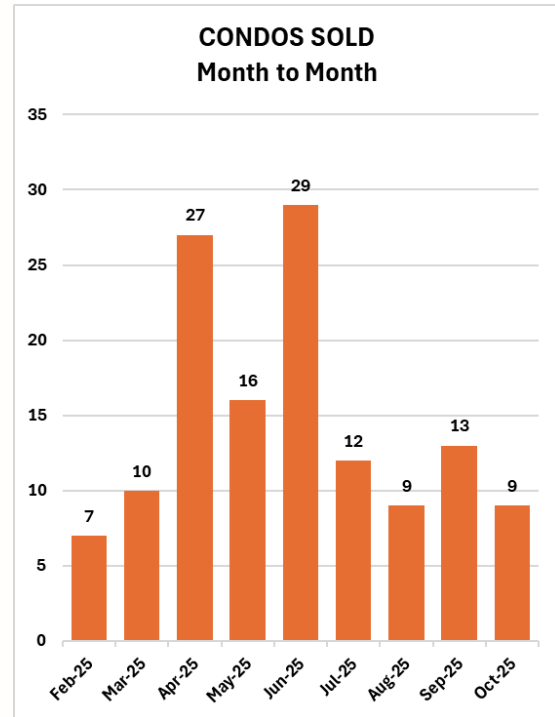
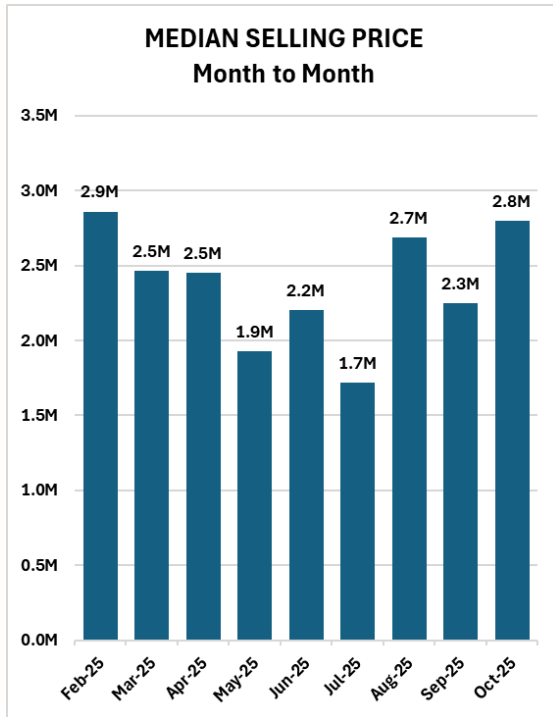
LARGEST CONDO / CO-OP SALE - OCTOBER				
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$9,350,000	Christian Angle Christian Angle Real Estate	J. Richard Allison The Corcoran Group	3000 S. Ocean Blvd., Unit 503/504	1-Oct

TOP 10 CONDO / CO-OP SALES - LAST 12 MONTHS				
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$9,350,000	Christian Angle Christian Angle Real Estate	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
\$9,350,000	Christian Angle Christian Angle Real Estate	J. Richard Allison The Corcoran Group	3000 S. Ocean Blvd., Unit 503/504	25-Oct

PALM BEACH AT A GLANCE

RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS CONDOMINIUMS



PALM BEACH AT A GLANCE

RESIDENTIAL REAL ESTATE

LUXURY CONDO SALES - OCTOBER 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$9,350,000	Christian Angle Christian Angle Real Estate	J. Richard Allison The Corcoran Group	3000 S. Ocean Blvd., Unit 503/504	1-Oct
\$3,100,000	Christian Angle Christian Angle Real Estate		2000 S. Ocean Blvd., Apt. 104S	1-Oct
\$2,800,000	Dragana Connaughton Sotheby's International Realty	Kristin Angst Douglas Elliman	226 Brazilian Avenue, Apt. 2B	20-Oct
\$1,325,000	John Pangborn The Corcoran Group	Patricia Mahaney Sotheby's International Realty	139 Sunrise Avenue Unit 2010	7-Oct
\$1,125,000	Jason Haverkamp William Raveis Real Estate	Joan Messing & Pamela Gottfried Douglas Elliman	2778 S. Ocean Blvd., Unit 107S	1-Oct
\$1,025,000	Elizabeth Hoadley Purely Palm Beach Real Estate LLC	Elizabeth Hoadley Purely Palm Beach Real Estate LLC	2295 S. Ocean Blvd., Apt. 804	15-Oct

LUXURY CONDO LISTINGS - OCTOBER 2025

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	LISTING DATE
\$15,500,000	Jack Elkins William Raveis Real Estate	2 N. Breakers Row, PH	25-Oct
\$7,495,000	Todd Peter Sotheby's International Realty	401 Worth Avenue, Apt. 201	28-Oct
\$6,995,000	Fern Fodiman Sotheby's International Realty	100 Sunrise Avenue, Apt. 303	15-Oct
\$6,900,000	Earl Hollis Hollis Realty Group, Inc.	145 Peruvian Avenue, Apt. 301	22-Oct
\$6,495,000	Suzanne Trapani-Frisbie The Corcoran Group	425 Worth Avenue, Apt. 2F	31-Oct
\$6,200,000	Cara McClure Douglas Elliman	2770 S. Ocean Blvd., Unit 401S	21-Oct
\$5,495,000	Lisa Cregan Sotheby's International Realty	100 Royal Palm Way, Apt. F4	9-Oct
\$4,995,000	Patricia Mahaney Sotheby's International Realty	315 S. Lake Drive, Unit 3F	28-Oct
\$4,895,000	Fern Fodiman Sotheby's International Realty	2100 S. Ocean Blvd., Apt. 301N	31-Oct
\$4,595,000	Christy Larrimore Engel & Volkers	100 Worth Avenue, Apt. 220	20-Oct
\$4,500,000	Shelly Newman The Corcoran Group	100 Royal Palm Way, Apt. D1	15-Oct
\$4,495,000	Fern Fordiman Sotheby's International Realty	2100 S. Ocean Blvd., Apt. 605N	10-Oct
\$3,995,000	Crista Ryan Tina Fanjul Associates, Inc.	2000 S. Ocean Blvd., Apt. 503S	10-Oct
\$3,699,000	Crissy Poorman Sotheby's International Realty	2580 S. Ocean Blvd., Apt. 1C3	22-Oct
\$3,495,000	JB Edwards Sotheby's International Realty	127 Peruvian Avenue, Apt. 302	17-Oct

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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