

Rabideau Klein Brief

TOWN OF PALM BEACH

NOVEMBER 2025



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Real Estate Highlight: Residential Houses & Lots

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 |

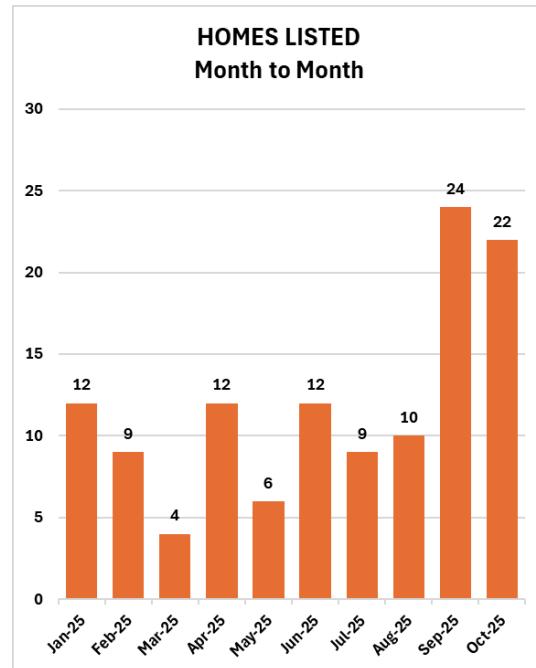
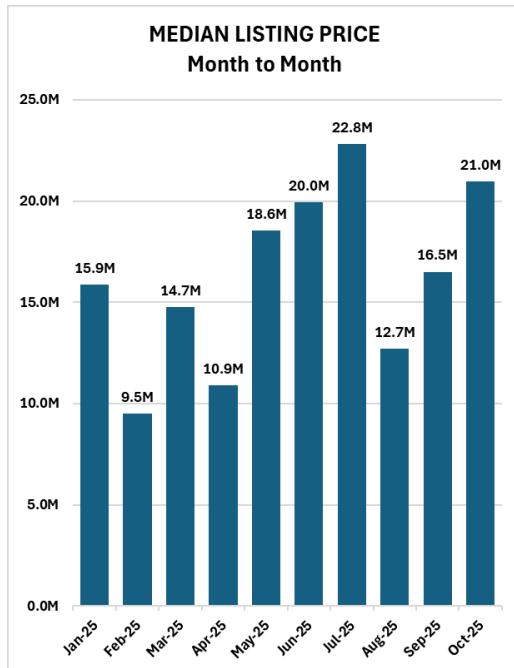
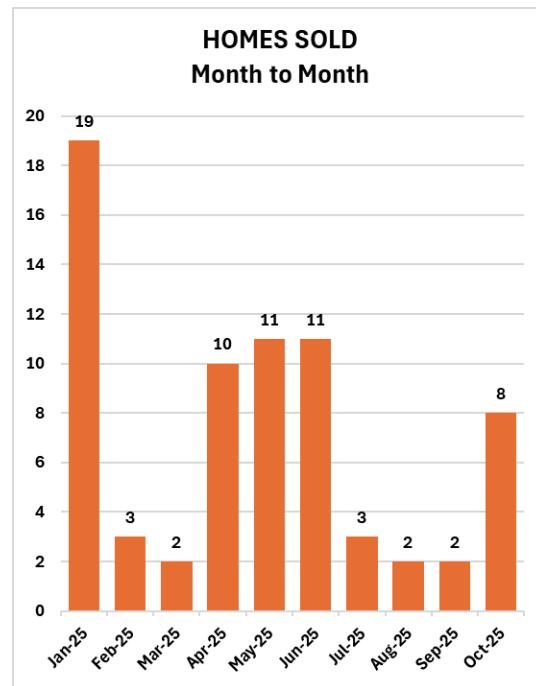
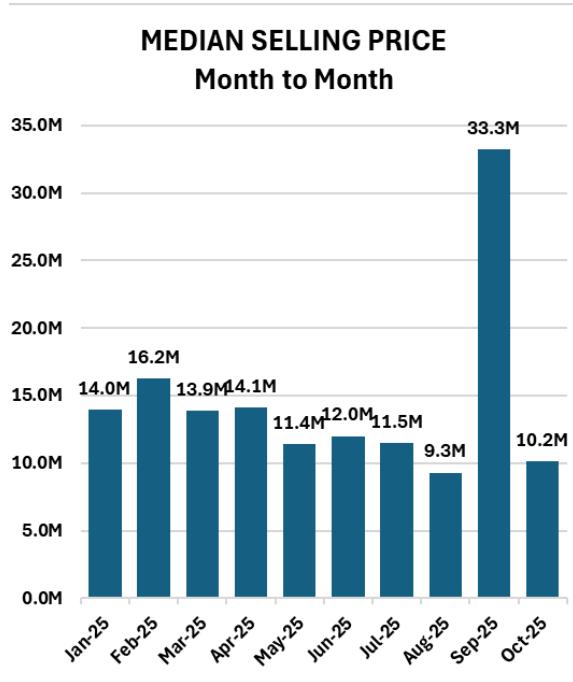
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

| 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



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

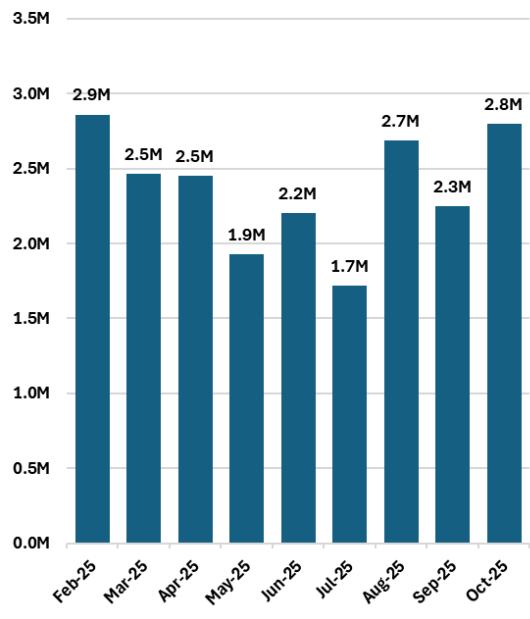
| SALE PRICE | LISTING AGENT/AGENCY | BUYERS AGENT/AGENCY | ADDRESS | SALE DATE |
|--------------|---|--|--------------------------------------|-----------|
| \$9,350,000 | Christian Angle Christian Angle Real Estate | Janina Radtke Sotheby's International Realty | 102 Gulfstream Road | 25-Sept |
| \$16,000,000 | 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

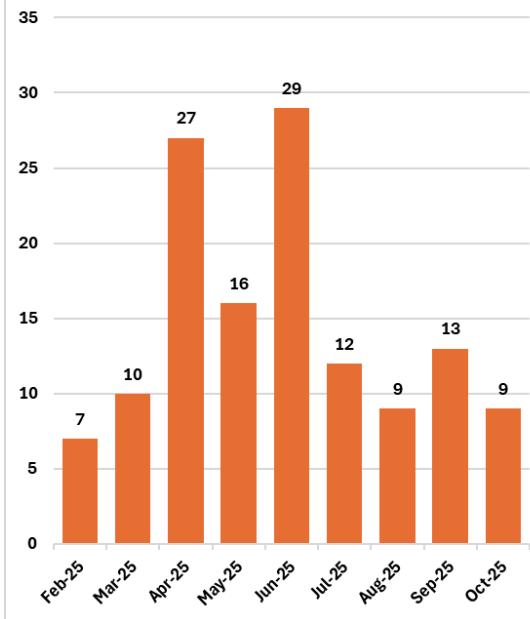
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS CONDOMINIUMS

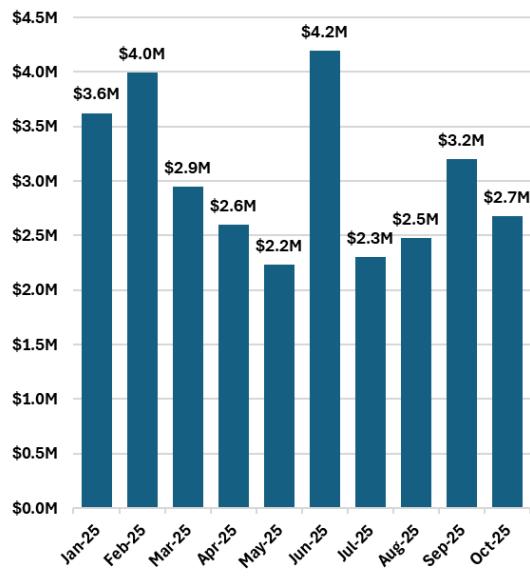
MEDIAN SELLING PRICE
Month to Month



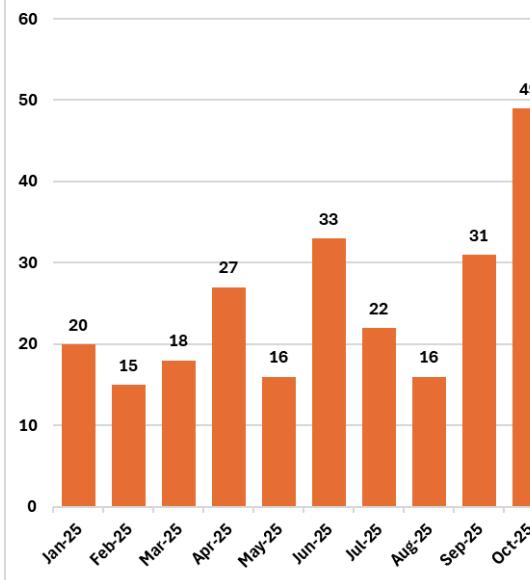
CONDOS SOLD
Month to Month



MEDIAN LISTING PRICE
Month to Month



CONDOS LISTED
Month to Month



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 Fodiman 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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