

# Rabideau Klein Brief

## TOWN OF PALM BEACH

DECEMBER 2025



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## Real Estate Highlight: Residential Houses & Lots

# Palm Beach Island Luxury Market Demonstrates Continued Strength with Record-Setting Ultra-High-End Sale

The Palm Beach Island single-family home market for properties priced at \$1 million and above remains exceptionally strong, driven by limited inventory, sustained demand, and the island's global reputation as a premier luxury destination.

High-value transactions continue to reinforce pricing strength, including the recent \$66,136,500 sale of 1350 N. Lake Way, where Christian Angle represented both the buyer and seller—highlighting continued confidence at the very top of the market. While days on market have modestly increased compared to prior years, pricing remains resilient, and luxury single-family homes continue to command significant value. Overall, the \$1 million-plus segment reflects stable appreciation, strong buyer interest, and enduring long-term investment appeal.

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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
\$66,136,500	<b>Christian Angle</b> Christian Angle Real Estate	<b>Christian Angle</b> Christian Angle Real Estate	1350 N. Lake Way	North End	29-Dec

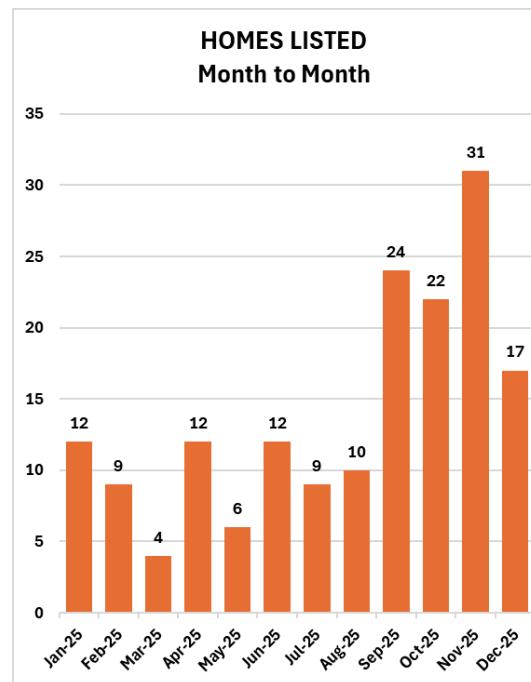
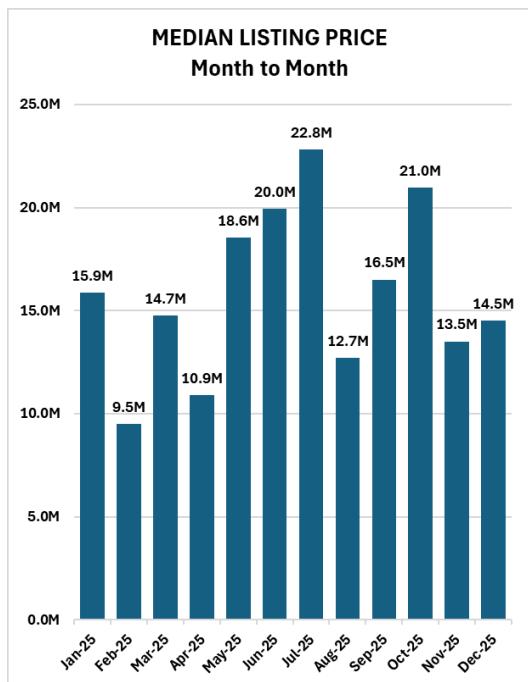
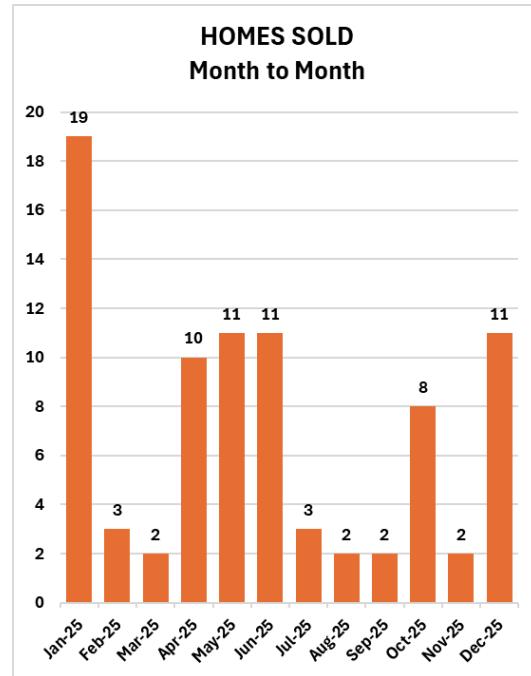
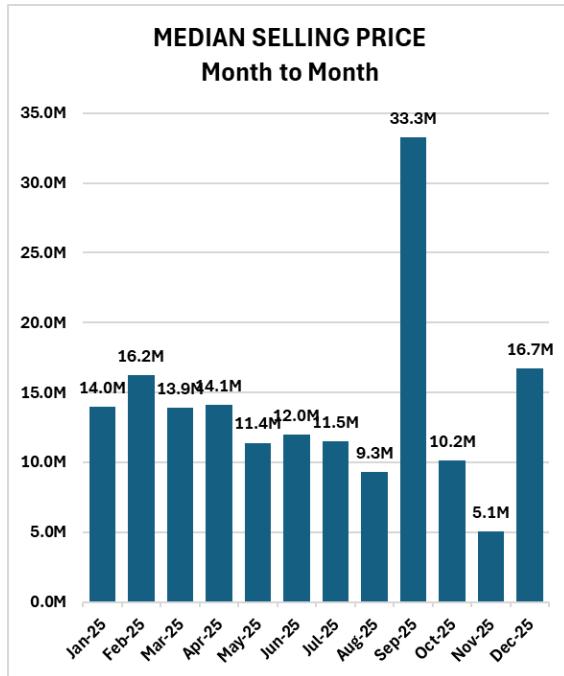
### TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$86,515,100	_____	_____	203 S. Lake Trail	Midtown	25-Jul
\$66,136,500	<b>Christian Angle</b> Christian Angle Real Estate	<b>Christian Angle</b> Christian Angle Real Estate	1350 N. Lake Way	North End	25-Dec
\$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
\$37,000,000	<b>Christian Angle</b> Christian Angle Real Estate	<b>James Kenny</b> K2 Realty, Inc.	1214 N. Ocean Blvd.	North End	25-Sept
\$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
\$30,000,000	<b>Richard Allison</b> The Corcoran Group	<b>Shelly Newman</b> The Corcoran Group	217 Clarke Avenue	Primavera Estates	25-Oct
\$30,000,000	<b>Christian Angle</b> Christian Angle Real Estate	<b>Laura Pope</b> Sotheby's International Realty	5 Via Sunny	Primavera Estates	25-Dec
\$29,500,000	<b>Kim Raich</b> Sotheby's International Realty	<b>Kim Raich</b> Sotheby's International Realty	158 Dunbar Road	North End	25-Sept

# 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 - DECEMBER 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$66,136,500	<b>Christian Angle</b> Christian Angle Real Estate	<b>Christian Angle</b> Christian Angle Real Estate	1350 N. Lake Way	North End	29-Dec
\$30,000,000	<b>Christian Angle</b> Christian Angle Real Estate	<b>Laura Pope</b> Sotheby's International Realty	5 Via Sunny	Primavera Estates	5-Dec
\$21,900,000	<b>Michael Costello</b> Compass Florida	<b>Michael Costello</b> Compass Florida	236 Via Las Brisas	Phipps Estates	3-Dec
\$18,000,000	<b>Dana Koch</b> The Corcoran Group	<b>Dana Koch</b> The Corcoran Group	231 Via Las Brisas	Phipps Estates	16-Dec
\$16,931,600	<b>Christian Angle</b> Christian Angle Real Estate	<b>Spencer Schlager</b> Douglas Elliman	142 Casa Bendita	North End	15-Dec
\$16,700,000	<b>Michelle Newman</b> The Corcoran Group	<b>Dana Landry</b> Dana E. Landry Agency	449 Australian Avenue	Royal Park	17-Dec
\$12,000,000	<b>Dana Koch</b> The Corcoran Group	<b>Margit Brandt</b> Premier Estate Properties, Inc.	252 Seaspray Avenue	Poinciana Park	18-Dec
\$7,800,000	<b>Crista Ryan</b> Tina Fanjul Associates, Inc.	<b>Sonja Stevens</b> Sotheby's International Realty	214 List Road	North End	18-Dec
\$6,346,237	<b>Todd Peter</b> Sotheby's International Realty	<b>Jack Elkins</b> William Raveis Real Estate	215 S. County Road	Poinciana Park	29-Dec

### LUXURY SINGLE FAMILY HOMES LISTINGS - DECEMBER 2025

LISTING PRICE	LISTING AGENT/AGENCY	ADDRESS	LISTING DATE
\$175,000,000	<b>Margit Brandt</b> Premier Estate Properties, Inc	800 S. County Road	16-Dec
\$97,500,000	<b>Dana Koch</b> The Corcoran Group	880 S. Ocean Blvd.	5-Dec
\$43,900,000	<b>Christian Angle</b> Christian Angle Real Estate	870 S. Ocean Blvd.	16-Dec
\$28,450,000	<b>Christian Angle</b> Christian Angle Real Estate	124 Brazilian Avenue	16-Dec
\$18,900,000	<b>Lawrence Moens</b> Lawrence A. Moens Associates, Inc	201 Via Bellaria	4-Dec
\$18,900,000	<b>Peter Burt</b> Douglas Elliman	232 La Puerta Way	23-Dec
\$18,250,000	<b>Elizabeth DeWoody</b> Compass Florida	1048 S. Ocean Blvd.	30-Dec
\$17,750,000	<b>Crista Ryan</b> Tina Fanjul Associates, Inc	242 Tangier Avenue	12-Dec
\$14,500,000	<b>Jack Rooney II</b> Douglas Elliman	485 S. County Road	29-Dec
\$13,900,000	<b>Christian Angle</b> Christian Angle Real Estate	258 List Road	15-Dec
\$13,500,000	<b>Suzanne Trapani-Frisbie</b> The Corcoran Group	135 Chilean Avenue	19-Dec
\$9,295,000	<b>Linda Olsson</b> Linda R. Olsson, Inc	110 Merrain Road	29-Dec
\$8,950,000	<b>Margit Brandt</b> Premier Estate Properties, Inc	259 Queens Lane	5-Dec
\$8,495,000	<b>Patricia Mahaney</b> Sotheby's International Realty	240 Seabreeze Avenue	12-Dec

## Real Estate Highlight: Attached Apartments, Villas & Townhouses

# Palm Beach Island Luxury Condo and Townhome Market Shines with Strong Demand and Multi-Million-Dollar Trophy Closings

The Palm Beach Island condominium, villa, and townhome market for properties priced at \$1 million and above continues to demonstrate strong demand, supported by limited inventory and sustained interest from luxury buyers seeking turnkey island residences. Pricing within this segment remains resilient, with high-quality properties continuing to command premium values.

Notable transactions highlight the strength of the market, including the sale of 100 Sunrise Avenue, Apartment 303, which closed for \$7,150,000. The property was listed by Fern Fodiman of Sotheby's International Realty and purchased with representation by Lisa Cregan of Sotheby's, underscoring continued activity and confidence in Palm Beach Island's luxury condominium sector. Overall, the \$1 million-plus condo, villa, and townhome market remains highly competitive, with enduring appeal among both seasonal and full-time residents seeking exclusive island living.

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## LUXURY CONDOMINIUMS

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

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$7,150,000	<b>Fern Fodiman</b> Sotheby's International Realty	<b>Lisa Cregan</b> Sotheby's International Realty	100 Sunrise Avenue, Apt. 303	15-Dec

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

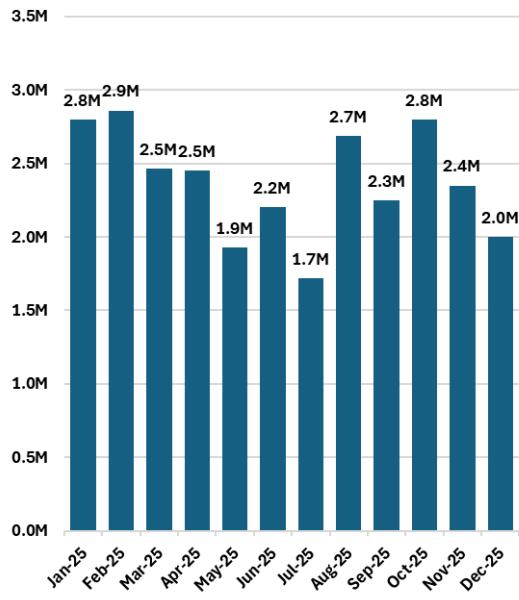
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$9,350,000	<b>Christian Angle</b> Christian Angle Real Estate	<b>Janina Radtke</b> Sotheby's International Realty	102 Gulfstream Road	25-Sept
\$16,000,000	<b>Christopher Leavitt</b> Douglas Elliman	<b>Gary Pohrer</b> Serhant	220 Brazilian Avenue, Unit West	25-Sept
\$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
\$12,000,000	<b>Christian Angle</b> Christian Angle Real Estate	<b>Gary Pohrer</b> Serhant	180 Sunset Avenue	25-Nov
\$10,400,000	<b>Ashley Copeland</b> Brown Harris Stevens	<b>James McCann</b> Premier Estate Properties, Inc.	314 Chilean Avenue	25-Feb
\$8,050,000	<b>Cappy Lerman Abraham</b> Palm Beach Residential Properties LLC	<b>Cappy Lerman Abraham</b> Palm Beach Residential Properties LLC	44 Cocoanut Row, Unit 215/216A	25-Apr

## PALM BEACH AT A GLANCE

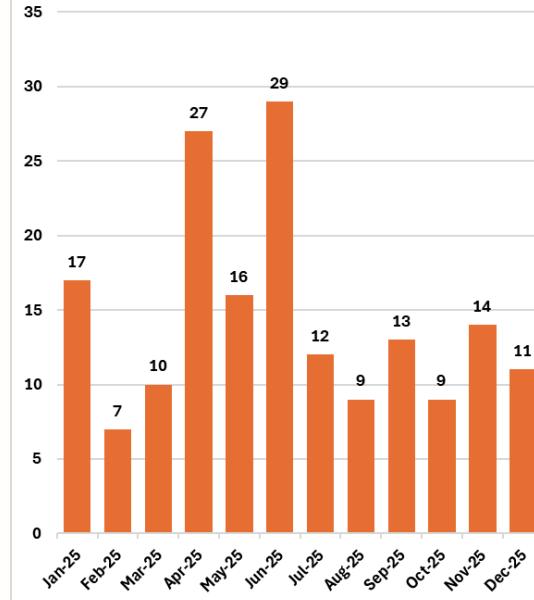
### RESIDENTIAL REAL ESTATE

# \$1 MILLION-PLUS CONDOMINIUMS

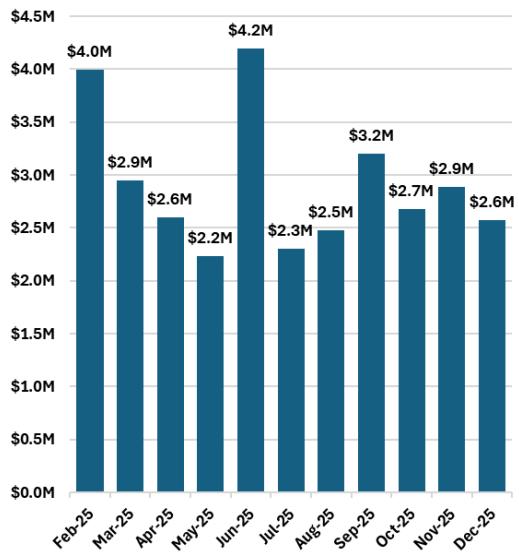
#### MEDIAN SELLING PRICE Month to Month



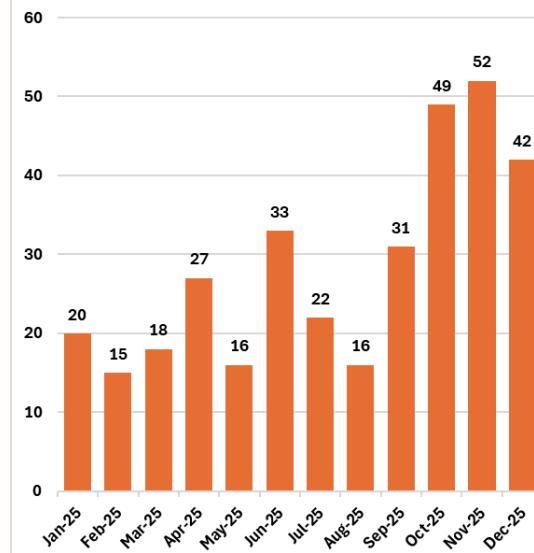
#### CONDOS SOLD Month to Month



#### MEDIAN LISTING PRICE Month to Month



#### CONDOS LISTED Month to Month



# PALM BEACH AT A GLANCE

## RESIDENTIAL REAL ESTATE

### LUXURY CONDO SALES - DECEMBER 2025

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	SALE DATE
\$7,150,000	<b>Fern Fodiman</b> Sotheby's International Realty	<b>Lisa Cregan</b> Sotheby's International Realty	100 Sunrise Avenue, Apt. 303	15-Dec
\$3,900,000	<b>Scott Gordon</b> Douglas Elliman	<b>Tracie Copeland</b> Copeland & Co. Real Estate	3100 S. Ocean Blvd., Apt. 404N	24-Dec
\$3,100,000	<b>Michelle Kirschner</b> Douglas Elliman	<b>Michelle Kirschner</b> Douglas Elliman	340 S. Ocean Blvd., Apt. 4E	19-Dec
\$2,200,000	_____	_____	3100 S. Ocean Blvd., Apt. 104S	9-Dec
\$1,535,000	<b>Stephanie Lefes</b> Sotheby's International Realty	<b>Stephanie Lefes</b> Sotheby's International Realty	220 Atlantic Avenue, Apt. 1	3-Dec
\$1,324,000	<b>Sabrina D'amico</b> Compass Florida	<b>Scott Gordon</b> Douglas Elliman	2778 S. Ocean Blvd., Unit 307N	30-Dec
\$1,250,000	<b>Alyse Keller &amp; Justin Keller</b> Compass Florida	_____	3475 S. Ocean Blvd., Apt. 309	8-Dec
\$1,200,000	<b>Scott Gordon</b> Douglas Elliman	<b>Deirdre Jones</b> The Corcoran Group	3360 S. Ocean Blvd., Apt. 2BII	29-Dec
\$1,150,000	<b>Paulette Koch</b> The Corcoran Group	<b>Dana Koch</b> The Corcoran Group	3400 S. Ocean Blvd., Apt. 4AI	23-Dec

### LUXURY CONDO LISTINGS - DECEMBER 2025

LISTING PRICE	LISTING AGENT/AGENCY	ADDRESS	LISTING DATE
\$18,500,000	<b>Linda Fellner Lachman</b> BHHS EWM Realty	110 Sunset Avenue, Apt. 4A	22-Dec
\$12,900,000	<b>Jeff Cloninger</b> Sotheby's International REalty	446 Brazilian Avenue	11-Dec
\$9,995,000	<b>Dana Koch</b> The Corcoran Group	3000 S. Ocean Blvd., Unit 503/504	18-Dec
\$9,500,000	<b>Gary Pohrer</b> Serhant	330 S. Ocean Blvd., Apt 5D	31-Dec
\$8,500,000	<b>Paulette Koch</b> The Corcoran Group	44 Cocoanut Row, Unit 514A	23-Dec
\$7,500,000	<b>Lara Goodwin</b> One Sotheby's International Realty	2 N. Breakers Row, Apt. S32	5-Dec
\$6,995,000	<b>Scott Gordon</b> Douglas Elliman	3100 S. Ocean Blvd., Apt. 203S	19-Dec
\$6,685,000	<b>Dana Koch</b> The Corcoran Group	265 Everglade Avenue	23-Dec
\$4,595,000	<b>Lisa Cregan</b> Sotheby's International Realty	3100 S. Ocean Blvd., Apt. 403-S	23-Dec
\$4,497,000	<b>Horst Hohl</b> One Sotheby's International Realty	3170 S. Ocean Blvd., Apt. 605N	15-Dec
\$4,300,000	<b>Brooke A. Murphy &amp; Kyle Warner Blackmon</b> Compass Florida	100 Worth Avenue, Apt. 401	12-Dec

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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