

Rabideau Klein Brief

FLORIDA MULTIMILLION-DOLLAR MARKET

RESIDENTIAL REAL ESTATE

MARCH 2022



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RESIDENTIAL PROPERTY HIGHLIGHT: \$5M-PLUS SINGLE FAMILY HOMES

Another 3 Sales Surpassed \$30M Each Last Month

Much like January's home sale market, three outstanding transactions that hit and/or surpassed the thirty-million-dollar mark were chalked up in February. In what is referred to as *South Florida's Malibu on the Atlantic*, the prestigious and gated Highland Park community, the oceanfront estate at 2445 S. Ocean Boulevard brought \$36 million. Joseph Liguori of Premier Estate Properties listed the property for \$42 million in November, and Marcy Javor of Signature One Luxury Real Estate represented the buyer in the sale.

Sonja Stevens of Sotheby's International Realty represented both the buyer and seller of the second largest sale, 110 Clarendon Avenue, located in the Estate Section on Palm Beach Island. The newly renovated property brought \$32.65 million and features a Mediterranean style mansion, a two-story guest house, and over 14,200 square feet of real estate. Lawrence Moens of Lawrence A. Moens Associates listed the third largest sale, a property with 150-plus feet of prime waterfront and advertised as 'a remarkable storybook landmark estate'. Matthias Fretz of Douglas Elliman represented the buyer in the \$31.67 million sale.

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MULTIMILLION-DOLLAR HOMES

LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$36,000,000	JOSEPH LIGUORI <i>Premier Estate Properties</i>	MARCY JAVOR <i>Signature One Luxury Estates</i>	2445 S. Ocean Blvd.	Highland Beach	18-Feb	RX-10757700

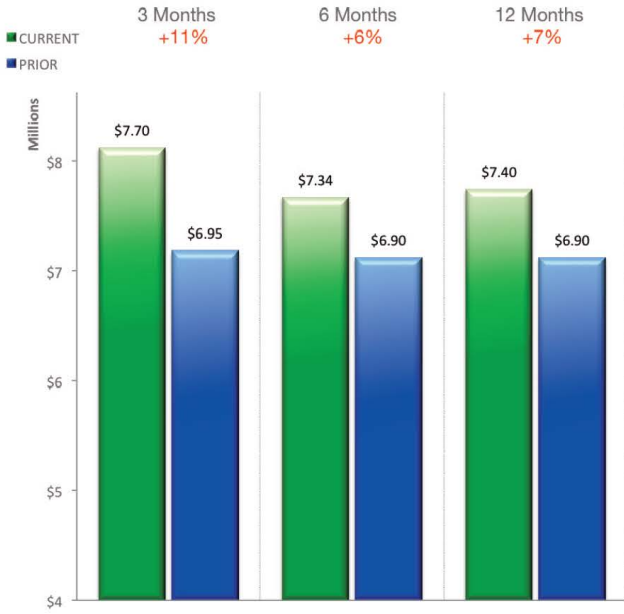
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$109,625,000	LAWRENCE MOENS <i>Lawrence A. Moens</i>	LAWRENCE MOENS <i>Lawrence A. Moens</i>	1840 S. Ocean Blvd.	Palm Beach	Jun-21	21-378
\$94,173,300	CRISTINA CONDON <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence A. Moens</i>	2000 S. Ocean Blvd.	Manalapan	Mar-21	RX-10335802
\$80,000,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	TONJA GARAMELIA <i>Douglas Elliman</i>	12525 Seminole Beach Road	N. Palm Beach	Apr-21	RX-10632970
\$75,000,000	ELIZABETH LIMA <i>Berkshire Hathaway HomeServices</i>	JILL EBER <i>Coldwell Banker Realty</i>	89 Star Island Drive	Miami Beach	Dec-21	AX-11081499
\$64,000,000	CHRIS DEITZ <i>William Raveis</i>	LAWRENCE MOENS <i>Lawrence A. Moens</i>	901 N. Ocean Blvd.	Palm Beach	Aug-21	RX-10693472
\$60,000,000	COMP SALE	ALEJANDRO PAREDES <i>One Sotheby's International Realty</i>	4055 SW 37th Ave.	Miami	Jan-22	AX-11149981
\$57,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	174 Via Del Lago	Palm Beach	Mar-21	RX-10678830
\$57,000,000	CAROL SOLLAK <i>Engel & Volkers Wellington</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	916 S. Ocean Blvd.	Palm Beach	Dec-21	RX-10643096
\$55,095,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	JILL HERTZBERG <i>Coldwell Banker Realty</i>	382 S. Beach Road	Hobe Sound	Apr-21	FX-10268366
\$49,500,000	RICHARD PREBISH <i>William Raveis Real Estate</i>	BRENDA RUTH <i>Premier Sotheby's International Realty</i>	4540 Gordon Drive	Naples	Dec-21	221016688

STATE OF FLORIDA
MULTIMILLION-DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS SINGLE FAMILY HOMES

MEDIAN SELLING PRICE
Current Year Vs. Prior Year



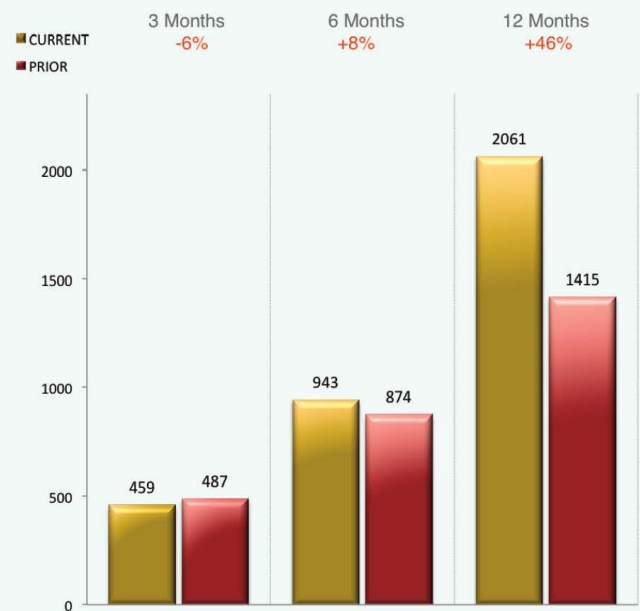
NUMBER OF HOMES SOLD
Current Year Vs. Prior Year



MEDIAN LISTING PRICE
Current Year Vs. Prior Year



NUMBER OF HOMES LISTED
Current Year Vs. Prior Year



TOP 15 OF 106 FLORIDA DETACHED HOMES SOLD IN THE \$5 MILLION-PLUS CATEGORY

MULTIMILLION-DOLLAR SINGLE FAMILY HOMES — SALES — FEBRUARY						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$36,000,000	JOSEPH LIGUORI <i>Premier Estate Properties</i>	MARCY JAVOR <i>Signature One Luxury Estates</i>	2445 S. Ocean Blvd.	Highland Beach	18-Feb	RX-10757700
\$32,650,000	SONJA STEVENS <i>Sotheby's International Realty</i>	SONJA STEVENS <i>Sotheby's International Realty</i>	110 Clarendon Ave.	Palm Beach	1-Feb	RX-10694940
\$31,670,000	LAWRENCE MOENS <i>Lawrence A. Moens</i>	MATTHIAS FRETZ <i>Douglas Elliman</i>	210 Via Del Mar	Palm Beach	9-Feb	RX-10757573
\$17,500,000	JOSEPH LIGUORI <i>Premier Estate Properties</i>	DUSTIN NERO <i>Douglas Elliman</i>	2633 Spanish River Road	Boca Raton	11-Feb	RX-10597208
\$16,875,000	JORGE URIBE <i>One Sotheby's International Realty</i>	CHABELLI GULIATTO <i>LoKation Real Estate</i>	220 Harbor Drive	Key Biscayne	15-Feb	AX-11132043
\$16,500,000	SUSAN TURNER <i>The Corcoran Group</i>	ERIC MACLEOD <i>Florida Living Realty</i>	485 S Beach Road	Hobe Sound	18-Feb	RX-10761158
\$16,350,000	OREN ALEXANDER <i>Douglas Elliman</i>	OREN ALEXANDER <i>Douglas Elliman</i>	810 Lakeview Drive	Miami Beach	4-Feb	AX-11151817
\$16,000,000	CHARLES BUKY <i>Coldwell Banker Realty</i>	LISA MORRIS <i>Premier Sotheby's International Realty</i>	100 Beach Ave.	Anna Maria	22-Feb	AX-4508183
\$16,000,000	COMP SALE	DEVIN KAY <i>Douglas Elliman</i>	360 S. Hibiscus Drive	Miami Beach	14-Feb	AX-11160817
\$15,500,000	GARY POHRER <i>Douglas Elliman</i>	STEPHEN HALL <i>Compass Florida</i>	239 Emerald Lane	Palm Beach	28-Feb	RX-10761961
\$15,000,000	DORA PUIG <i>Luxe Living Realty</i>	MARKO GOJANOVIC <i>One Sotheby's International Realty</i>	165 N. Hibiscus Drive	Miami Beach	16-Feb	AX-10945115
\$14,995,000	HEATHER HOBROCK <i>Sotheby's International Realty</i>	JUDY WILSON <i>Coldwell Banker Realty</i>	306 Neapolitan Way	Naples	11-Feb	221035376
\$14,250,000	BRIAN CALLANAN <i>Keller Williams Realty</i>	MARIA RASPANTI <i>Keller Williams Realty</i>	4023 S. Ocean Blvd.	Highland Beach	28-Feb	RX-10763092
\$14,100,000	DANIEL HERTZBERG <i>Coldwell Banker Realty</i>	OREN ALEXANDER <i>Douglas Elliman</i>	2121 Lake Ave.	Miami Beach	28-Feb	AX-11143351.
\$14,050,000	LEILA KALLOP <i>Fenton & Lang</i>	KEVIN DICKENSON <i>Berkshire Hathaway HomeServices</i>	488 S Beach Road	Hobe Sound	8-Feb	AX-11126460

TOP 15 OF 156 FLORIDA DETACHED HOMES LISTED IN THE \$5 MILLION-PLUS CATEGORY

MULTIMILLION-DOLLAR SINGLE FAMILY HOMES — NEW LISTINGS — FEBRUARY						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$79,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	854 S. County Road	Palm Beach	Palm Beach	25-Feb	RX-10780058
\$59,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1125 S. Ocean Blvd.	Palm Beach	Palm Beach	25-Feb	RX-10780072
\$52,500,000	WILLIAM YAHN <i>The Corcoran Group</i>	1260. N Lake Way	Palm Beach	Palm Beach	18-Feb	RX-10777956
\$50,000,000	OREN ALEXANDER <i>Douglas Elliman</i>	6455 Pinetree Drive Circle	Miami Beach	Miami-Dade	25-Feb	AX-11162222
\$49,500,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1320 N. Lake Way	Palm Beach	Palm Beach	21-Feb	RX-10778912
\$48,750,000	SHELLY NEWMAN <i>William Raveis South Florida</i>	1330 N. Lake Way	Palm Beach	Palm Beach	3-Feb	RX-10774291
\$43,500,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1742 S. Ocean	Palm Beach	Palm Beach	24-Feb	22-272
\$37,900,000	HOWARD PARKER <i>Howard A. Parker Realty</i>	1275 Lands End Road	Lantana	Palm Beach	11-Feb	22-203
\$36,900,000	JUDITH ZEDER <i>Coldwell Banker Realty</i>	555 Arvida Parkway	Coral Gables	Miami-Dade	18-Feb	AX-11158289
\$36,000,000	SUZANNE PORTER <i>Engel & Volkers Wellington</i>	13831 Quarter Horse Trail	Wellington	Palm Beach	13-Feb	RX-10776659
\$36,000,000	OREN ALEXANDER <i>Douglas Elliman</i>	4766 N. Bay Road	Miami Beach	Miami-Dade	25-Feb	AX-11162223
\$35,000,000	PASCAL LIGUORI <i>Premier Estate Properties</i>	2817 N. Ocean Blvd.	Gulf Stream	Palm Beach	17-Feb	RX-10778328
\$32,500,000	OREN ALEXANDER <i>Douglas Elliman</i>	255 Ocean Blvd.	Golden Beach	Miami-Dade	3-Feb	AX-11150482
\$30,000,000	AL AROSTEGUI <i>One Sotheby's International Realty</i>	3500 N. Bay Homes Drive	Miami	Miami-Dade	14-Feb	AX-11142153
\$29,999,999	PAULA WITTMANN <i>William Raveis South Florida</i>	3565 N. Ocean Blvd.	Gulf Stream	Palm Beach	16-Feb	RX-10777407

RESIDENTIAL PROPERTY HIGHLIGHT: \$5M-PLUS CONDOMINIUMS

3 Miami Condo Sales Top the Chart at \$20M-plus Each

Mirroring the Florida single-family home market, three Miami condo sales also outpaced the competition by a significant margin. Two are located on ultra-exclusive Fisher Island at Palazzo Del Sol and Palazzo Del Mare. The first of which, the \$21.25 million purchase of Unit 6812, 6800 Fisher Island Drive was both listed and closed by Dora Puig of Luxe Living Realty. In the purchase of 7153 Fisher Island Drive, Erena Stus represented the seller and Elena Bluntzer represented the buyer.

In the largest condominium sale of the state last month, the new home-owner paid \$23 million for Unit S511 of 9001 Collins Avenue. Roberta Ingletto of RGI Realty represented the seller and Michael Duchon of the Corcoran Group was the closing agent. Designed by Brazilian architect Carolina Protod, the ocean-facing corner unit includes custom millwork, a gourmet Boffi kitchen, Italian travertine floors, and a 1,300 square-foot terrace.

CONTACTS

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MULTIMILLION-DOLLAR CONDOS

LARGEST CONDOMINIUM SALE — LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$23,000,000	ROBERTA INGLETTO <i>RGI Realty</i>	MICHAEL DUCHON <i>The Corcoran Group</i>	9001 Collins Ave., S511	Surfside	15-Feb	AX-11104797

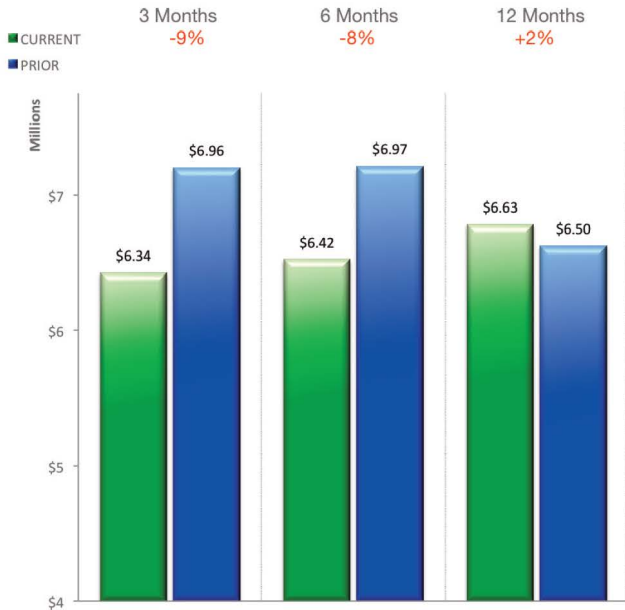
TOP 10 CONDOMINIUM SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$36,000,000	ELOY CARMENATE <i>The Corcoran Group</i>	OREN ALEXANDER <i>Douglas Elliman</i>	6901 Collins Ave., Ph 1	Miami Beach	Dec-21	AX-11007586
\$35,000,000	ELOY CARMENTE <i>Douglas Elliman</i>	STEPHEN SIMPSON <i>William Raveis South Florida</i>	100 S. Pointe Drive, Ph 2	Miami Beach	Apr-21	AX-10547885
\$30,000,000	SHEILA ROJAS <i>Brown Harris Stevens</i>	TALITA PINHEIRO <i>Compass Florida</i>	100 S. Pointe Drive, 3602 3603-04	Miami Beach	Jun-21	AX-11012408
\$27,000,000	MICHAEL GOLDSTEIN <i>Acqualina Realty</i>	VIVIANE WOLAK <i>Sotheby's International Realty</i>	17749 CollinsAve., Ph 47	Sunny Isles Beach	Jun-21	AX-10977978
\$23,750,000	DORA PUIG <i>Fisher Island Real Estate</i>	TATYANA LONIN <i>Coldwell Banker Realty</i>	6800 Fisher Island Drive, 6893	Miami Beach	Oct-21	AX-10768400
\$23,000,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	OREN ALEXANDER <i>Douglas Elliman</i>	6885 Fisher Island Drive, 6885	Miami Beach	May-21	AX-11023969
\$23,000,000	ROBERTA INGLETTO <i>RGI Realty</i>	MICHAEL DUCHON <i>The Corcoran Group</i>	9001 Collins Ave., S511	Surfside	Feb-22	AX-11104797
\$22,500,000	TARA WEST <i>Douglas Elliman</i>	RYAN FARBSTAIN <i>Douglas Elliman</i>	8955 Collins Ave., Lph	Surfside	May-21	AX-10980972
\$21,250,000	DORA PUIG <i>Fisher Island Real Estate</i>	DORA PUIG <i>Fisher Island Real Estate</i>	6800 Fisher Island Drive, 6812	Miami Beach	Feb-22	AX-11007429
\$21,000,000	ERENA STUS <i>Miami Beach Prestige Realty</i>	ELENA BLUNTZER <i>One Sotheby's International Realty</i>	7153 Fisher Island Drive, 7153	Miami Beach	Feb-22	AX-11046177

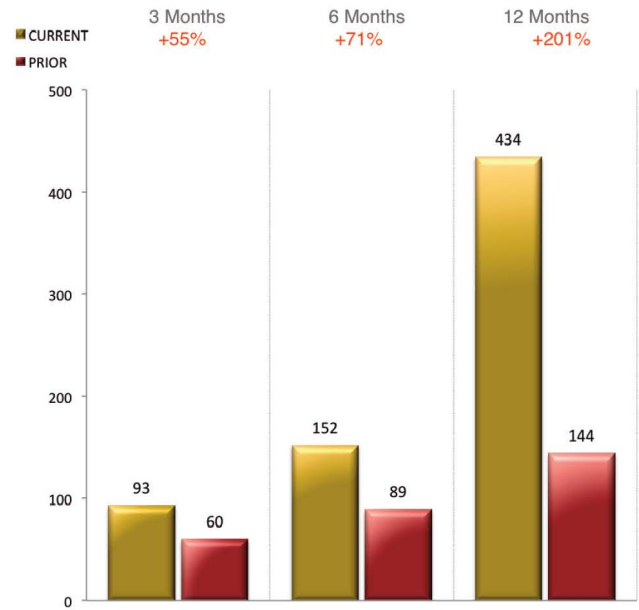
STATE OF FLORIDA
MULTIMILLION-DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE
 Current Year Vs. Prior Year



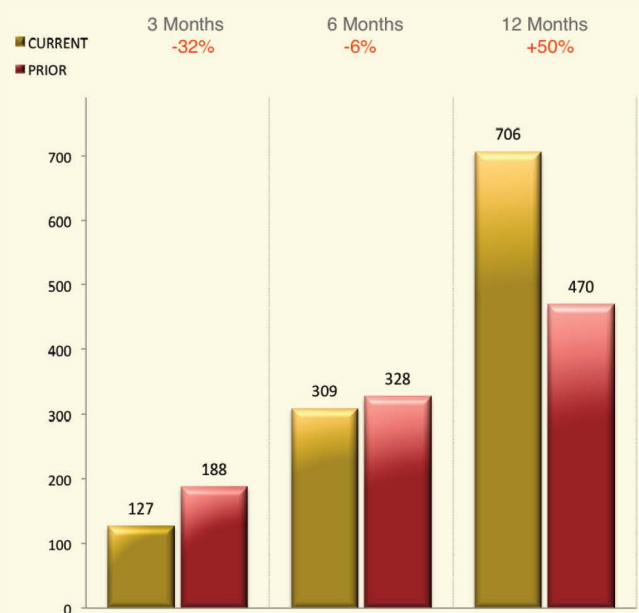
NUMBER OF CONDOS SOLD
 Current Year Vs. Prior Year



MEDIAN LISTING PRICE
 Current Year Vs. Prior Year



NUMBER OF CONDOS LISTED
 Current Year Vs. Prior Year



TOP 15 OF 37 FLORIDA CONDOS SOLD IN THE \$5 MILLION-PLUS CATEGORY

MULTIMILLION-DOLLAR CONDOMINIUMS — SALES — FEBRUARY						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$23,000,000	ROBERTA INGLETTO <i>RGI Realty</i>	MICHAEL DUCHON <i>The Corcoran Group</i>	9001 Collins Ave., S511	Surfside	15-Feb	AX-11104797
\$21,250,000	DORA PUIG <i>Luxe Living Realty</i>	DORA PUIG <i>Luxe Living Realty</i>	6800 Fisher Island Drive, 6812	Miami Beach	22-Feb	AX-11007429
\$21,000,000	ERENA STUS <i>Miami Beach Prestige Realty</i>	ELENA BLUNTZER <i>One Sotheby's International Realty</i>	7153 Fisher Island Drive, 7153	Miami Beach	2-Feb	AX-11046177
\$12,875,000	CHRISTOPHER BRAUN <i>William Raveis Real Estate</i>	DOUGLAS TREADWELL <i>Blue Ocean Real Estate</i>	4151 Gulf Shore Blvd. N, Ph 6	Naples	25-Feb	222002357
\$12,225,000	MILTADIS KASTANIS <i>Douglas Elliman</i>	CHAD FISHERMAN <i>Societe Real Estate</i>	8955 Collins Ave., 701	Miami Beach	1-Feb	AX-11010001
\$11,750,000	LEANDRO CORRENTE <i>True Brokers</i>	MICHAEL MARTIRENA <i>Compass Florida</i>	9349 Collins Ave., 506	Surfside	17-Feb	AX-10883197
\$11,700,000	ELOY CARMENATE <i>The Corcoran Group</i>	KEVIN CREGO <i>Compass Florida</i>	50 S. Pointe Drive, 3402	Miami Beach	1-Feb	AX-11102483
\$11,000,000	HEATHER HAMEL <i>Douglas Elliman</i>	Unknown	6897 Grenadier Blvd., 1201	Naples	8-Feb	221085132
\$10,575,000	NORA JOHNSON <i>Michael Saunders & Company</i>	BETH AFFLEBACH <i>Michael Saunders & Company</i>	401 Quay Commons, 1903	Sarasota	11-Feb	AX-4513907
\$10,465,000	LUDMILA BOGATOV <i>Bogatov Realty</i>	RYAN MENDELL <i>Maxwell Realty</i>	10201 Collins Ave., 2401	Bal Harbour	8-Feb	AX-11079895
\$10,200,000	JIM MCCANN <i>Premier Estate Properties</i>	SONJA STEVENS <i>Sotheby's International Realty</i>	622 N. Flagler Drive, 1003	West Palm Beach	1-Feb	RX-10762625
\$10,000,000	JORGE MARTINEZ <i>ONE Sotheby's International Realty</i>	JERI JENKINS <i>Coldwell Banker Realty</i>	100 S. Pointe Drive, 1201/02	Miami Beach	28-Feb	AX-11155776
\$9,998,500	GIOORGIO PRESTIPINO <i>AG Real Estate Advisors</i>	KELLY WYMAN <i>The Keyes Company</i>	1000 Brickell Plaza, Ph 6202	Miami	22-Feb	AX-11024798
\$9,250,000	LOURDES ALATRISTE <i>Douglas Elliman</i>	IVAN CHORNEY <i>Compass Florida</i>	8701 Collins Ave., 1501	Miami Beach	14-Feb	AX-11054302
\$8,600,000	MICHAEL DUCHON <i>The Corcoran Group</i>	LAURENT BENSOUSSAN <i>Realty Hub</i>	800 S. Pointe Drive, 1203	Miami Beach	8-Feb	AX-11063268

TOP 15 OF 00 FLORIDA CONDOS LISTED IN THE \$5 MILLION-PLUS CATEGORY

MULTIMILLION-DOLLAR CONDOMINIUMS — NEW LISTINGS — FEBRUARY						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$33,918,000	ADAM KAUFMAN <i>Pordes Residential Sales & Marketing</i>	19575 Collins Ave., 43	Sunny Isles Beach	Miami-Dade	25-Feb	AX-11166129
\$25,000,000	TATYANA LONIN <i>Coldwell Banker Realty</i>	7112 Fisher Island Drive, 7112	Miami Beach	Miami-Dade	2-Feb	AX-11156104
\$21,750,000	DANA KOCH <i>The Corcoran Group</i>	2 N. Breakers Row N, Ph 4	Palm Beach	Palm Beach	23-Feb	RX-10778961
\$17,995,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	221 Brazilian Ave.	Palm Beach	Palm Beach	4-Feb	RX-10774829
\$17,000,000	NATALY STUART <i>Socialite Realty</i>	1000 Biscayne Blvd., 1202	Miami	Miami-Dade	24-Feb	AX-11165559
\$16,900,000	NELSON GONZALEZ <i>BHHS EWM Realty</i>	18555 Collins Ave., 4405	Sunny Isles Beach	Miami-Dade	8-Feb	AX-11158010
\$16,700,000	MATTHEW DUGOW <i>Compass Florida</i>	16901 Collins Ave., Ph 5503	Sunny Isles Beach	Broward	4-Feb	AX-11156460
\$16,700,000	SHIRLENE ELKINS <i>John R. Wood Properties</i>	4101 Gula Shore Blvd. N, Ph 3	Naples	Collier	23-Feb	222013689
\$16,500,000	MICHELLE NUNEZ <i>Fortune International Realty</i>	2200 N. Ocean	Fort Lauderdale	Broward	1-Feb	3050542
\$14,600,000	APRIL HOOVER <i>John R. Wood Properties</i>	4951 Gulf Shore Blvd. N, Ph 402	Naples	Collier	21-Feb	222009105
\$13,694,000	CHELSA VAHTOMIN <i>Coldwell Banker Realty</i>	1100 Blvd Of The Arts, 1906	SARASOTA	Sarasota	16-Feb	AX-4525496
\$12,900,000	MARK ZILBERT <i>Brown Harris Stevens</i>	10201 Collins Ave., 1801s	Bal Harbour	Miami-Dade	25-Feb	AX-11166315
\$11,500,000	KATIE WERCHEK <i>LuxRe Realty</i>	6897 Grenadier Blvd., 501	Naples	Collier	27-Feb	222014134
\$11,000,000	RILEY SMITH <i>BHHS EWM Realty</i>	360 Ocean Drive, 1101s	Key Biscayne	Miami-Dade	8-Feb	AX-11156365
\$10,900,000	CHAD CARROLL <i>Compass Florida</i>	19575 Collins Ave., 38	Sunny Isles Beach	Miami-Dade	4-Feb	AX-11156361

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Florida Bar Board Certified in Real Estate Law

REFERENCES

MARS: Miami Association of REALTORS®

NAPLESMLS: Naples Area Board of REALTORS®

PBBR: Palm Beach Board of REALTORS®

Stellar MLS: Includes 16 REALTOR® Associations throughout Central and Southwest Florida

NEFAR MLS: Northeast Florida Association of REALTORS®

BEACHES MLS: Broward, Palm Beaches & St. Lucie REALTORS®

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