

Rabideau Klein Brief

FLORIDA MULTIMILLION-DOLLAR MARKET

RESIDENTIAL REAL ESTATE

September 2022



Advertisement



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

Ken Griffin Buys \$107M Arsht Estate, Inking Biggest Sale of the Year

The largest advertised Florida sale of August just strong-armed its way to the top of the annual chart. Ken Griffin, CFO of Citadel, the multinational hedge fund company, purchased the Arsht Estate in Miami for \$107 million, which was the largest sale of the last twelve months. Ashley Cusack of BHHS EWM Realty listed the property in January for \$150 million, and the closing agent was Jill Hertzberg of Coldwell Banker Realty. Located on Biscayne Bay in the heart of Miami, the four-plus acre estate at 3031 Brickell Avenue boasts two homes, the main residence, Indian Spring, and Villa Serena, a restored 1913 architectural historical home.

Of the 176 Florida estates that entered the in August, the most expensive was the offering of 12210 Banyan for a heart-stopping \$145 million. It was advertised as “the largest Ocean front parcel on the market in South Florida,” and listed by Adam McPherson of Douglas Elliman. Additionally, the price tags of 158 Palm Avenue and 160 Clarendon Avenue each topped \$50 million. Lourdes Alastriste of Douglas Elliman presented the Miami Beach property for \$59 million and Wally Turner of Sotheby’s International Realty presented the Palm Beach property for \$54.95 million.

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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
\$106,875,000	ASHLEY CUSACK <i>BHHS EWM Realty</i>	JILL HERTZBERG <i>Coldwell Banker Realty</i>	3031 Brickell Ave.	Miami	8-Aug	AX-11152827

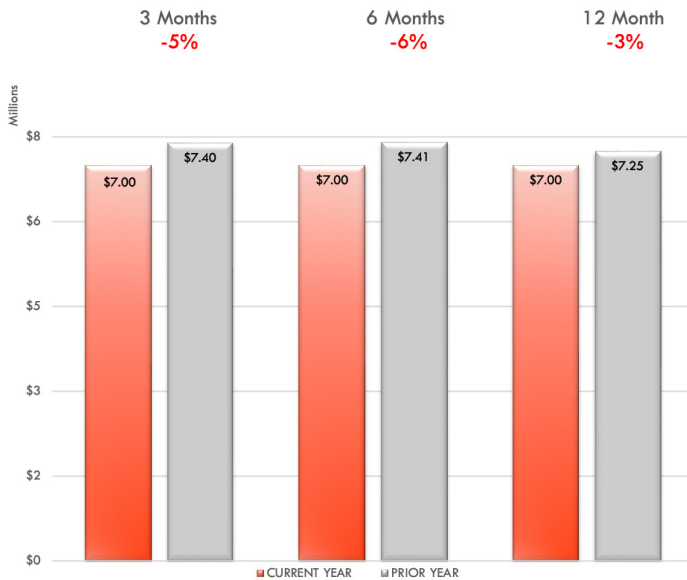
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$106,875,000	ASHLEY CUSACK <i>BHHS EWM Realty</i>	JILL HERTZBERG <i>Coldwell Banker Realty</i>	3031 Brickell Ave.	Miami	Aug-22	AX-11152827
\$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
\$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	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
\$53,000,000	GARY POHRER <i>Douglas Elliman Palm Beach</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	854 S County Road	Palm Beach	Feb-22	RX-10744051
\$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
\$48,500,000	CHRIS DEITZ <i>Compass Florida</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1030 S. Ocean Blvd.	Palm Beach	Apr-22	RX-10767787
\$47,900,000	LOURDES VARGAS <i>United Realty Group</i>	MARIA VASQUEZ <i>United Realty Group</i>	5130 SW 6th Court	Plantation	Mar-22	AX-11114431
\$45,362,500	MICHELLE NEWMAN <i>William Raveis South Florida</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	1330 N. Lake Way	Palm Beach	Mar-22	RX-10774291
\$45,250,000	SADDY ABAUNZA <i>One Sotheby's International Realty</i>	JILL HERTZBERG <i>Coldwell Banker Realty</i>	650 Casuarina Concourse	Coral Gables	May-22	AX-10849817

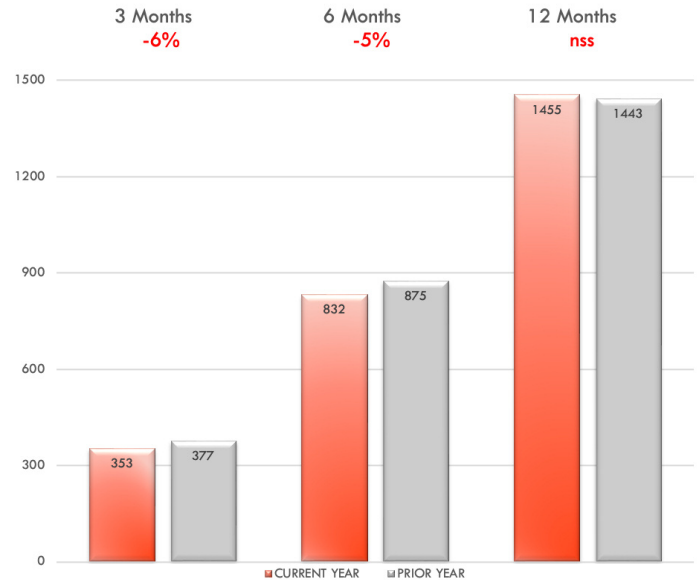
STATE OF FLORIDA
MULTIMILLION-DOLLAR REAL ESTATE MARKET

\$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



*nss: no statistical significance

TOP 15 OF 99 IN THE \$5 MILLION-PLUS CATEGORY

AUGUST SALES — Multimillion-Dollar Single Family Homes						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$106,875,000	ASHLEY CUSACK <i>BHHS EWM Realty</i>	JILL HERTZBERG <i>Coldwell Banker Realty</i>	3031 Brickell Ave.	Miami	8-Aug	AX-11152827
\$32,500,000	JAMES MORLOCK <i>Federty Real Estate</i>	LOURDES MAESTRES <i>Compass Florida</i>	1712 SE 12th Court	Fort Lauderdale	23-Aug	FX-10226218
\$27,367,069	RICHARD PREBISH <i>William Raveis Real Estate</i>	REX MILLER <i>William Raveis Real Estate</i>	4115 Cutlass Lane	Naples	31-Aug	222012082
\$25,000,000	INGA BOUTBOUL <i>One Sotheby's International Realty</i>	LISA VAN WAGENEN <i>Brown Harris Stevens</i>	436 Ocean Blvd.	Golden Beach	22-Aug	AX-11199039
\$23,285,572	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	125 Via Del Lago	Palm Beach	2-Aug	RX-10789890
\$20,000,000	KEVIN FULLER <i>William Raveis Real Estate</i>	CHRIS RESOP <i>The Agency Naples</i>	1351 Spyglass Lane	Naples	4-Aug	222004020
\$20,000,000	BLAKE MORAR GROUP <i>Scenic Sotheby's International Realty</i>	BLAKE MORAR GROUP <i>Scenic Sotheby's International Realty</i>	77 S. Green Turtle Lane	Rosemary Beach	12-Aug	906003
\$19,000,000	ERIN ODEN TEAM <i>Coastal Luxury</i>	BLANKENSHIP GROUP <i>Engel & Volkers 30A Beaches</i>	59 Pelican Circle	Seacrest	10-Aug	904699
\$16,543,974	NICK MALLINOSKY <i>Douglas Elliman</i>	ELIZABETH COOKE <i>The Corcoran Group</i>	1200 N. Ocean Blvd.	Gulf Stream	22-Aug	RX-10822963
\$16,000,000	GREG FOREST <i>Sotheby's International Realty</i>	LAURA POPE <i>Sotheby's International Realty</i>	130 Brazilian Ave.	Palm Beach	15-Aug	RX-10785238
\$14,800,000	PATRICK WILKINS <i>Re/Max Affinity Plus</i>	DALE GLON <i>Re/Max Affinity Plus</i>	1549 Heights Court	Marco Island	2-Aug	221066776
\$14,349,750	WHITNEY MCGURK <i>Brown Harris Stevens of Palm Beach</i>	SPENCER SCHLAGER <i>Douglas Elliman</i>	152 Dolphin Road	Palm Beach	24-Aug	RX-10820364
\$14,207,802	BARRY DENICOLA <i>Barry DeNicola Realty</i>	BARRY DENICOLA <i>Barry DeNicola Realty</i>	110 Dominica Lane	Bonita Springs	5-Aug	218004845
\$12,000,000	SANDRA TAGLIAMONTE <i>One Sotheby's International Realty</i>	SANDRA TAGLIAMONTE <i>One Sotheby's International Realty</i>	601 Royal Plaza Drive	Fort Lauderdale	1-Aug	FX-10325857
\$12,000,000	ROBBIE ROBERTS <i>Alys Beach Properties</i>	ROBBIE ROBERTS <i>Alys Beach Properties</i>	333 N. Somerset Street D4	Alys Beach	1-Apr	905355

TOP 15 OF 176 IN THE \$5 MILLION-PLUS CATEGORY

AUGUST LISTINGS — Multimillion-Dollar Single Family Homes						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$145,000,000	ADAM MCPHERSON <i>Douglas Elliman</i>	12210 Banyan Road	North Palm Beach	Palm Beach	15-Aug	RX-10825079
\$59,000,000	LOURDES ALAISTRISTE <i>Douglas Elliman</i>	158 Palm Ave.	Miami Beach	Miami-Dade	5-Aug	AX-11252517
\$54,950,000	WALLY TURNER <i>Sotheby's International Realty</i>	160 Clarendon Ave.	Palm Beach	Palm Beach	18-Aug	22-1185
\$45,000,000	JOSEPH BOTBOL <i>Premier Global Brokers</i>	2425 S. Ocean Blvd.	Boca Raton	Palm Beach	10-Aug	AX-11254666
\$39,500,000	GARY POHRER <i>Douglas Elliman</i>	200 W. Coconut Palm Road	Boca Raton	Palm Beach	1-Aug	RX-10821208
\$39,000,000	ANA RODRIGUEZ <i>Coldwell Banker Realty</i>	790 Lake Road	Miami	Miami-Dade	11-Aug	AX-11255214
\$37,500,000	PAUL KANEB <i>Compass Florida</i>	11542 Turtle Beach Road	North Palm Beach	Palm Beach	16-Aug	RX-10825302
\$29,750,000	PAUL THOMSON <i>Waterfront Properties & Club Com.</i>	2330 Seven Oaks Lane	Palm Beach Gardens	Palm Beach	23-Aug	RX-10826733
\$29,500,000	JOAN MCCAUGHAN <i>Coldwell Banker Realty</i>	180 Cape Florida Drive	Key Biscayne	Miami-Dade	6-Aug	AX-11250058
\$27,750,000	OREN ALEXANDER <i>Official</i>	216 Bal Bay Drive	Bal Harbour	Miami-Dade	16-Aug	AX-11253873
\$26,500,000	ELOY CARMENATE <i>The Corcoran Group</i>	1230 S Venetian Way	Miami	Miami-Dade	19-Aug	AX-11258882
\$25,900,000	BEVERLY STEVENS <i>Coldwell Banker Realty</i>	1030 Galleon Drive	Naples	Collier	9-Aug	222056369
\$25,000,000	MICHAEL LAWLER <i>Douglas Elliman Florida</i>	600 Galleon Drive	Naples	Collier	12-Aug	222058982
\$25,000,000	DIANA GUTIERREZ <i>Mocca Realty</i>	4940 Hammock Lake Drive	Coral Gables	Miami-Dade	3-Aug	AX-11251097
\$25,000,001	MICHAEL LAWLER <i>Douglas Elliman Florida</i>	600 Galleon Drive	Naples	Collier	4-Aug	222058982

RESIDENTIAL PROPERTY HIGHLIGHT: \$5M-PLUS CONDOMINIUMS

Four Seasons Private Residence Brings \$13.6M

Sarasota's Pre-Construction Listings Compete in Miami-Dade and Palm Beach Dominated Market

With nearly 6,000 square feet and panoramic ocean and floor-to-ceiling, August's largest condominium sale was the \$13.6 million purchase of Apartment 2001 at the soaring oceanfront tower at the Four Seasons Private Residence, a full service Five Star premier high-rise just built in 2019 in Fort Lauderdale. David Siddons of Douglas Elliman represented the seller in the transaction and Debbie Golan of Douglas Elliman represented the buyer.

Last month, the top of the chart Florida luxe condo market, typically dominated by Palm Beach and Miami-Dade Counties, included three Sarasota pre-construction listings at 1000 Benjamin Franklin Drive presented by Van Osborne of Ronto Realty. Christian Angle of Christian Angle Real Estate presented the most expensive condo property at \$18.9 million, Apartment 804 at the recently built oceanfront high-rise, The Bristol in West Palm Beach, with east, west and south exposures through floor-to-ceiling glass.

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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
\$13,600,000	DANIEL TEIXEIRA <i>Douglas Elliman</i>	TIM ELMES <i>Compass Florida</i>	525 N. Fort Lauderdale Beach Blvd., 2201	Fort Lauderdale	31-Aug	FX-10279238

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.	Miami Beach	Dec-21	AX-11007586
\$23,750,000	DORA PUIG <i>Luxe Living Realty</i>	TATYANA LONIN <i>Coldwell Banker Realty</i>	6800 Fisher Island Drive, 6893	Fisher Island	Oct-21	AX-10768400
\$23,500,000	SANDRA CHARTOUNI <i>Fortune International Realty</i>	CHAD CARROLL <i>Compass Florida</i>	16901 Collins Ave., Ph 5603	Sunny Isles	Mar-22	AX-11096308
\$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
\$22,750,000	Comp Sale	BILLY HERNANDEZ <i>Douglas Elliman</i>	9001 Collins Ave., S507	Surfside	May-22	AX-11216861
\$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	DRENA 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
\$19,500,000	ANNA SHERRILL <i>One Sotheby's International Realty</i>	Unknown	1000 Biscayne Blvd., Ph 5201	Miami	Dec-21	AX-11137330
\$19,152,000	DAVID SIDDONS <i>Douglas Elliman</i>	DEBRA GOLAN <i>Douglas Elliman</i>	8701 Collins Ave., 1102/1106	Miami Beach	Jun-22	AX-11097804
\$18,600,007	JAMES MCCANN <i>Premier Estate Properties</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	219 Brazilian Ave.	Palm Beach	May-22	RX-10745134

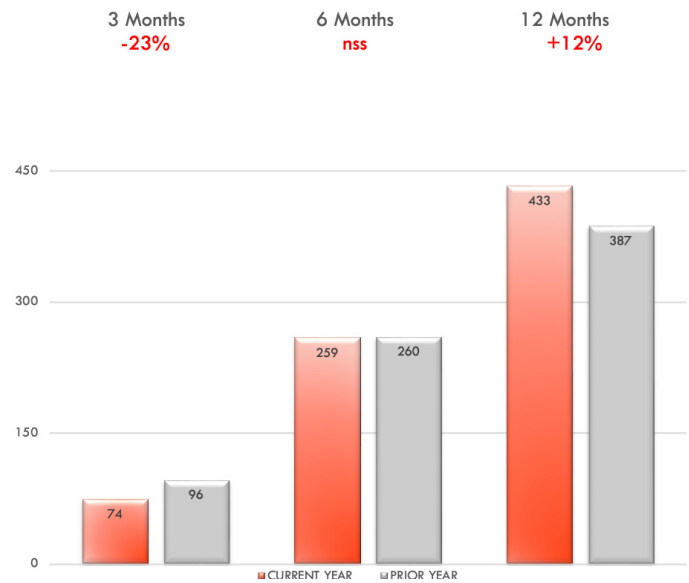
STATE OF FLORIDA
MULTIMILLION-DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS CONDOMINIUMS

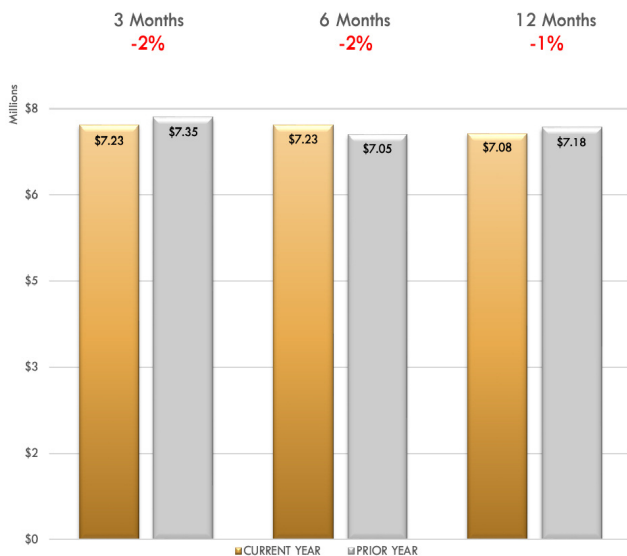
MEDIAN SELLING PRICE
Current Year Vs. Prior Year



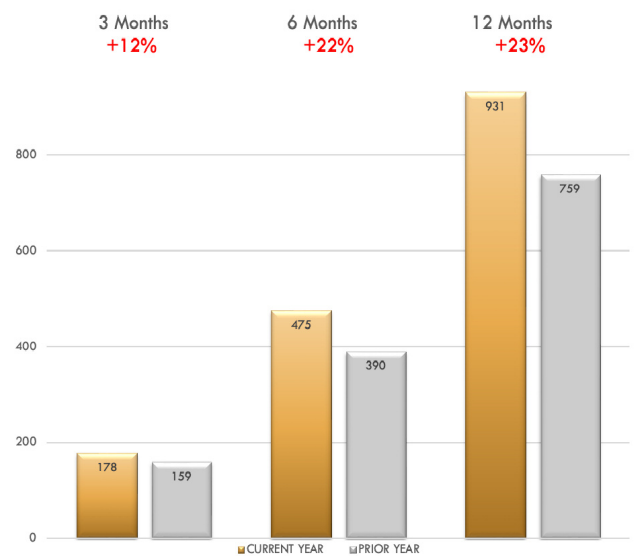
NUMBER OF CONDOS SOLD
Current Year Vs. Prior Year



MEDIAN LISTING PRICE
Current Year Vs. Prior Year



NUMBER OF CONDOS LISTED
Current Year Vs. Prior Year



*nss: no statistical significance

AUGUST SALES — Multimillion-Dollar Condominiums

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$13,600,000	DANIEL TEIXEIRA <i>Douglas Elliman</i>	TIM ELMES <i>Compass Florida</i>	525 N. Fort Lauderdale Beach Blvd., 2201	Fort Lauderdale	31-Aug	FX-10279238
\$12,500,000	BILLY HERNANDEZ <i>Douglas Elliman</i>	MARIAM KAIRA <i>Optimar International Realty</i>	17141 Collins Ave., Ph 1	Sunny Isles Beach	3-Aug	AX-11124365
\$10,700,000	JILL HERTZBERG <i>Podium Realty Group</i>	ERIC GRABOIS <i>Envision Realty Group</i>	19575 Collins Ave., 17	Sunny Isles Beach	30-Aug	AX-11216026
\$8,500,000	DANA KOCH <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	3100 S. Ocean Blvd., 501s	Palm Beach	3-Aug	RX-10805144
\$7,600,000	DANIEL TEIXEIRA <i>Douglas Elliman</i>	TIM ELMES <i>Compass Florida</i>	525 N. Fort Lauderdale Beach Blvd., 1901	Fort Lauderdale	26-Aug	FX-10172194
\$6,750,000	LAURA PEARSON <i>Premier Sothebys International Realty</i>	DEBORAH BEACHAM <i>Michael Saunders & Company</i>	435 L. Ambiance Drive, J204 & K205	Longboat Key	1-Aug	A4531694
\$6,300,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	DENISE SANTOS <i>Compass Florida</i>	1000 S. Pointe Drive, 301	Miami Beach	10-Aug	AX-11206244
\$6,300,000	ELIAD BENO <i>Sellmax Realty</i>	DANIEL TZINKER <i>The Agency Florida</i>	17749 Collins Ave., 1702	Sunny Isles Beach	11-Aug	AX-11134312
\$6,250,000	DANIEL TZINKER <i>The Agency Florida</i>	TIM ELMES <i>Compass Florida</i>	525 N. Fort Lauderdale Beach Blvd., 1701	Fort Lauderdale	23-Aug	FX-10091288
\$6,250,000	DENISE RUBIN <i>Coldwell Banker</i>	DENISE RUBIN <i>Coldwell Banker</i>	17749 Collins Ave., 801	Sunny Isles Beach	31-Aug	AX-11001582
\$6,000,000	CRISTINA RAMIREZ <i>Florida Realty of Miami</i>	ANA BALLAS <i>Cross Meyer Realty</i>	9490 SW 67th Ave.	Pinecrest	5-Aug	AX-11117025
\$5,750,000	FLOREAN MADER <i>John R. Wood Properties</i>	PATRICK DEARBORN <i>John R. Wood Properties</i>	8171 Bay Colony Drive, 1103	Naples	24-Aug	222028008
\$5,550,000	LAURA BECK-LEVITT <i>NV Realty Group</i>	LAURA BECK-LEVITT <i>NV Realty Group</i>	2100 S. Ocean Blvd., 108s	Palm Beach	1-Aug	RX-10779422
\$5,500,000	VIVIANE WOLAK <i>One Sotheby's International Realty</i>	LUCIENE COFRESI <i>Fortune International Realty</i>	18975 Collins Ave., 3000	Sunny Isles Beach	22-Aug	AX-11125247
\$5,300,000	KAREN HOLDER <i>Engel & Volkers 30A Beaches</i>	KAREN HOLDER <i>Engel & Volkers 30A Beaches</i>	3820 E. Co Highway 30a, 306	Santa Rosa Beach	31-Aug	901562
\$5,000,000	MONICA FERRAGUT <i>BHHS EWM Realty</i>	DENISE HAAS <i>Gimeza A Real Estate</i>	781 Crandon Blvd., 1204	Key Biscayne	1-Aug	AX-11038480

TOP 15 OF 57 IN THE \$5 MILLION-PLUS CATEGORY

AUGUST LISTINGS — Multimillion-Dollar Condominiums

LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$18,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1100 S. Flagler Drive, 804	West Palm Beach	Palm Beach	2-Aug	AX-10821455
\$16,250,000	JOSEPH LIGUORI <i>Premier Estate Properties</i>	155 Spanish Trail	Boca Raton	Palm Beach	29-Aug	RX-10828135
\$15,000,000	MARIANA NIRO <i>Douglas Elliman</i>	9349 Collins Ave., 705	Surfside	Miami-Dade	9-Aug	AX-11251807
\$14,200,000	VAN OSBORNE <i>Ronto Realty</i>	1000 Benjamin Franklin Drive, 1002	Sarasota	Sarasota	15-Aug	A4545311
\$11,900,000	BELLA VATARU <i>One Sotheby's International Realty</i>	18501 Collins Ave., 403	Miami	Miami-Dade	31-Aug	AX-11260965
\$11,800,000	VAN OSBORNE <i>Ronto Realty</i>	930 Benjamin Franklin Drive, 602	Sarasota	Sarasota	22-Aug	A4545843
\$11,550,000	VAN OSBORNE <i>Ronto Realty</i>	1000 Benjamin Franklin Drive, 402	Sarasota	Sarasota	4-Aug	A4544348
\$11,500,000	KAREN STABILE <i>Douglas Elliman</i>	6897 Grenadier Blvd., 501	Naples	Collier	15-Aug	222061169
\$11,500,000	JILL EBER <i>Coldwell Banker Realty</i>	6800 Fisher Island Drive, 6831	Miami Beach	Miami-Dade	7-Aug	AX-11259058
\$11,500,000	VAN OSBORNE <i>Ronto Realty</i>	1000 Benjamin Franklin Drive, 401	Sarasota	Sarasota	21-Aug	A4545844
\$10,950,000	SHANA MCLAREN <i>Re/Max 1st Choice</i>	601 NE Spanish Trail	Boca Raton	Palm Beach	29-Aug	FX-10346340
\$10,771,848	PHILIP FREEDMAN <i>Douglas Elliman</i>	5333 Collins Ave., 406	Miami Beach	Miami-Dade	15-Aug	AX-11256687
\$10,710,000	PEGGY OLIN <i>One World Properties</i>	851 NE 1st Ave., 5700	Miami	Miami-Dade	18-Aug	AX-11257564
\$9,100,000	CHARLOTTE MAIETTO <i>Douglas Elliman</i>	500 Alton Road, 4201	Miami Beach	Miami-Dade	16-Aug	AX-11254800
\$8,950,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	4701 N. Meridian Ave., 601	Miami Beach	Miami-Dade	15-Aug	AX-11256014

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Rabideau Klein has provided trusted representation for buyers and sellers of Florida properties for over fourteen years. Our two Board Certified Real Estate attorneys and dedicated team of paralegals have extensive experience in high-end real estate, business formation, finance, cross-border, and related matters. We provide thoughtful guidance through the legal process of our clients' property transactions such as the purchase and disposition of single-family homes, condominiums, co-ops, vacant land, and investment and commercial properties.

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Florida Bar Board Certified in Real Estate Law

REFERENCES

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