

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

December 2022



Advertisement



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

Private Island and Palm Beach Leads Megamansion Listings Market

Leading the multimillion-dollar market in new listings of \$5 million or more, Palm Beach Island presented about one half of the new listings of the top fifteen, the largest of which was the top November listing as well as a national-news-breaking story. The offering of 10 Tarpon Isle, an exclusive private island located within the 33480 zip code, which Bloomberg referred to as "... one of South Florida's ritziest enclaves," was listed by Christian Angle of Christian Angle Real Estate for \$218 million.

The private island was the priciest Florida listing of the last two years, and likely, of all-time. The second highest listing price during the last two years was the \$170 million listing of 18 La Gorce Circle, Miami Beach, presented by Jill Eber of Coldwell Banker Realty last April. When sold, the Tarpon property stands to break the record of Florida's most expensive home sale, the \$173 million purchase of tech titan and co-founder of Oracle, Larry Ellison's estate in Manalapan, just south of Palm Beach. That deal was brokered by Lawrence Moens of Lawrence A. Moens Associates.

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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
\$27,900,000	TIM SAVAGE <i>Gulf Coast International Properties</i>	KEVIN FULLER <i>William Raveis Real Estate</i>	1330 Galleon Drive	Naples	Nov-22	221048467

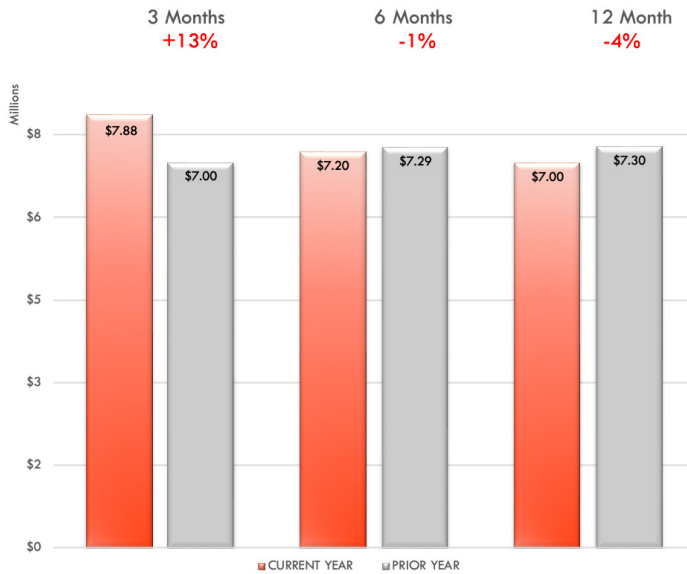
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

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

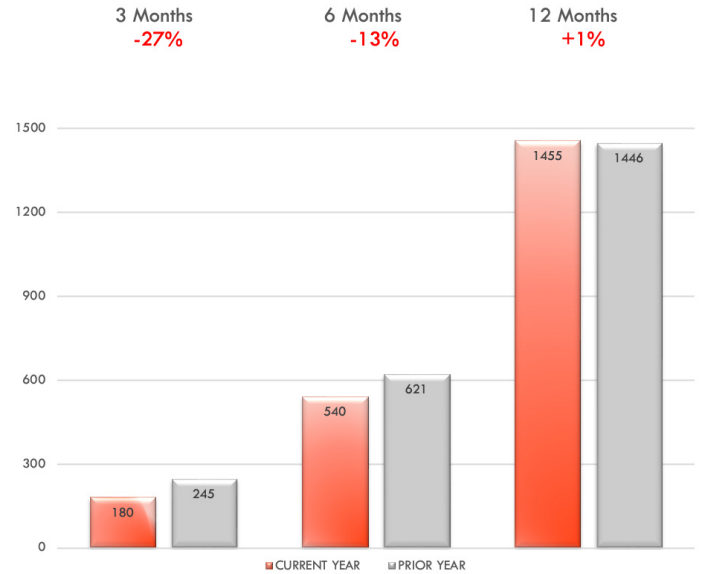
STATE OF FLORIDA
MULTIMILLION DOLLAR REAL ESTATE MARKET

\$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 47 IN THE \$5 MILLION-PLUS CATEGORY

NOVEMBER SALES — Multimillion Dollar Single Family Homes						
\$27,900,000	TIM SAVAGE <i>Gulf Coast International Properties</i>	KEVIN FULLER <i>William Raveis Real Estate</i>	1330 Galleon Drive	Naples	22-Nov	221048467
\$27,828,900	JILL HERTZBERG <i>Coldwell Banker Realty</i>	ALISA GITMAN <i>Miami Matrix Realty</i>	182 Bal Bay Drive	Bal Harbour	14-Nov	AX-10778567
\$24,000,000	GARY POHRER <i>Douglas Elliman Palm Beach</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	124 Brazilian Ave.	Palm Beach	1-Nov	RX-10821206
\$21,339,137	AARON WARREN <i>Sotheby's International Realty</i>	JOHN CREGAN <i>Sotheby's International Realty</i>	211 Dunbar Rd	Palm Beach	15-Nov	22-427
\$18,601,996	DAVID ROBERTS <i>Royal Palm Properties</i>	SUSAN RINDLEY <i>One Sotheby's International Realty</i>	404 E. Coconut Palm Road	Boca Raton	15-Nov	RX-10821285
\$18,250,000	SPEARS GROUP GROUP <i>Compass</i>	FLORINA CLUCHE <i>ERA American Real Estate</i>	146 Montgomery Street	Santa Rosa Beach	21-Nov	910555
\$16,300,000	MARLEY OVERMAN <i>Illustrated Properties</i>	PAUL BIRMINGHAM <i>Sotheby's International Realty</i>	225 W. Indies Drive	Palm Beach	2-Nov	RX-10795703
\$16,300,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	JORDAN KARP <i>Jordan Karp LLC</i>	6493 Allison Road	Miami Beach	2-Nov	AX-11204837
\$15,500,000	KAREN VAN ARSDALE <i>Premier Sotheby's International Realty</i>	JAMES BATES <i>Premier Sotheby's International Realty</i>	450 Gulf Shore Blvd. S	Naples	28-Nov	222076800
\$15,050,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	245 Ridgeview Drive	Palm Beach	9-Nov	RX-10802475
\$12,250,000	TAWNY WOLF <i>Engel & Volkers Wellington</i>	ROBERT MCKEAN <i>LAER Realty Partners Bowen Wellington</i>	5261 Laredo Way	Wellington	30-Nov	RX-10775202
\$11,700,000	MICHAEL MCMURRAY <i>Royal Shell Real Estate</i>	MICHAEL MCMURRAY <i>Royal Shell Real Estate</i>	3845 W. Gulf Drive	Sanibel	30-Nov	222079195
\$11,600,000	ALEXANDRA SIERRA <i>Compass</i>	ALEXANDRA SIERRA <i>Compass</i>	650 Lugo Ave.	Coral Gables	17-Nov	AX-11271594
\$11,000,000	ROB THOMSON <i>Waterfront Properties & Club Communities</i>	BRENDA CALCAVECCHIA <i>Illustrated Properties</i>	109 Schooner Lane	Jupiter	29-Nov	RX-10837011
\$10,500,000	ELIZABETH HUDGINS <i>Berkshire Hathaway Homeservices</i>	PAMELA TIBBS-DAYLOR <i>RE/MAX Specialists PV</i>	131 Ponte Vedra Blvd.	Ponte Vedra Beach	4-Nov	1200973

TOP 15 OF 312 IN THE \$5 MILLION-PLUS CATEGORY

NOVEMBER LISTINGS — Multimillion Dollar Single Family Homes						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$218,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	10 Tarpon Isle	Palm Beach	Palm Beach	11-Nov	RX-10845215
\$80,000,000	DORA PUIG <i>Luxe Living Realty</i>	4736 N. Bay Road	Miami Beach	Miami-Dade	28-Nov	AX-11307492
\$79,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	149 E. Inlet Drive	Palm Beach	Palm Beach	29-Nov	22-1756
\$79,000,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	854 S. County Road	Palm Beach	Palm Beach	7-Nov	RX-10845180
\$78,500,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1350 N. Lake Way	Palm Beach	Palm Beach	22-Nov	22-1732
\$64,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1110 S. Ocean Blvd.	Manalapan	Palm Beach	19-Nov	RX-10847892
\$59,000,000	PIER VISCONTI <i>Douglas Elliman</i>	1140 S. Ocean Blvd.	Manalapan	Palm Beach	28-Nov	AX-11307515
\$54,950,000	WALLY TURNER <i>Sotheby's International Realty</i>	160 Clarendon Ave.	Palm Beach	Palm Beach	3-Nov	RX-10843407
\$48,850,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	550 S. Ocean Blvd.	Palm Beach	Palm Beach	21-Nov	22-1712
\$45,000,000	HEIDI WICKY <i>Sotheby's International Realty</i>	10 Via Vizcaya	Palm Beach	Palm Beach	14-Nov	RX-10845794
\$45,000,000	LIZ HOGAN <i>Compass Florida</i>	140 Arvida Parkway	Coral Gables	Miami-Dade	3-Nov	AX-11297249
\$41,500,000	JOSEPH LIGUORI <i>Premier Estate Properties</i>	2408 E. Maya Palm Drive	Boca Raton	Palm Beach	11-Nov	RX-10846556
\$39,900,000	NELSON GONZALEZ <i>BHHS EWM Realty</i>	5212 N. Bay Road	Miami Beach	Miami-Dade	1-Nov	AX-11296732
\$39,500,000	KAREN VAN ARSDALE <i>Premier Sotheby's International Realty</i>	1804 Gulf Shore Blvd.	Naples	Collier	28-Nov	222084290
\$38,000,000	DORA PUIG <i>Luxe Living Realty</i>	1006 Fisher Island Drive	Fisher Island	Miami-Dade	22-Nov	AX-11306290

RESIDENTIAL PROPERTY HIGHLIGHT: \$5M-PLUS CONDOMINIUMS

Florida's Top 3 November Condo Sales All Hit \$11M

The top three advertised Florida condominiums sold in November included a Naples property, Apartment 504 at 6897 Grenadier Boulevard that was closed by Marcia Hawken of Downing Frye Realty for \$11.95 million; and two Miami area properties, Apartment 3707 at 199 S. Pointe Drive that was closed by Oran Alexander for \$11.25 million, and Apartment 4207 at 17901 Collins Avenue that was closed by Adriana Hernandez of Acqualina Realty for \$11 million. The listing agents were Roxanne Jeske of John R Wood Properties for the Pelican Bay home, Oran Alexander for the residence atop Miami Beach's iconic Continuum South Tower, and Marla Cohen, also of Acqualina Realty for the residence at the five-star Estates at Acqualina in Sunny Isles Beach, respectively.

Inventory of \$5 million-plus luxury condominiums entering the market during the last three months rose by 18% to 235 as compared to 199 during the same period of last year while the median average price point of sold properties hovered closely to last year's average of \$6.73 million, at \$6.68 million.

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MULTIMILLION DOLLAR CONDOS

LARGEST CONDOMINIUM SALE — LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$11,950,000	ROXANNE JESKE <i>John R Wood Properties</i>	MARCIA HAWKEN <i>Downing Frye Realty</i>	6897 Grenadier Blvd., 504	Naples	Nov-22	222022281

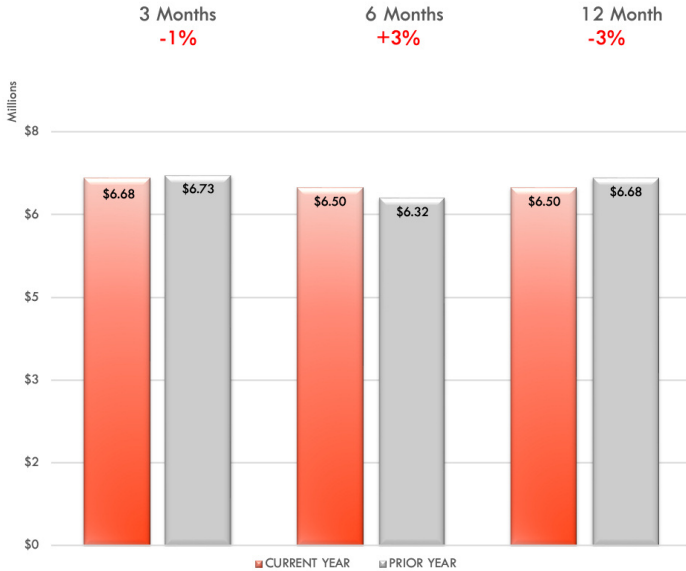
TOP 10 CONDOMINIUM SALES — LAST 12 MONTHS

\$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
\$34,500,000	GABRIELA ARREDONDO <i>Brokers</i>	VANESA SILVI <i>Fortune International Realty</i>	7210 NW 114th Ave., 20215	Sunny Isles	Jun-22	AX-11182507
\$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
\$19,500,000	OREN ALEXANDER <i>Official</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	1000 Biscayne Blvd., Ph 57	Miami	Oct-22	AX-11213213
\$19,152,000	DAVID SIDDONS <i>Douglas Elliman</i>	DEBBIE GOLAN <i>Douglas Elliman</i>	8701 Collins Ave., 1102/1106	Miami Beach	Jun-22	AX-11097804

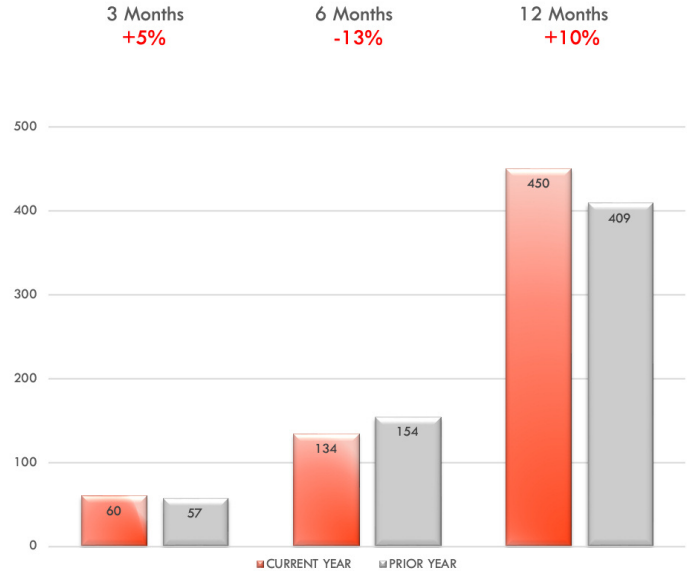
STATE OF FLORIDA
MULTIMILLION-DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS CONDOMINIUMS

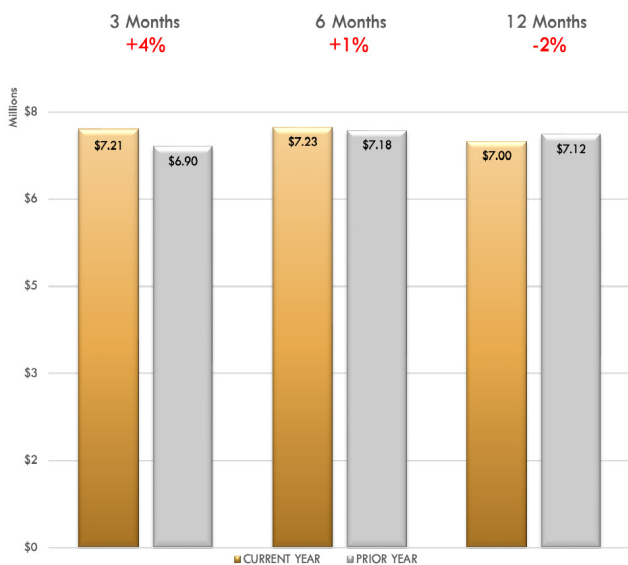
MEDIAN SELLING PRICE
Current Year Vs. Prior Year



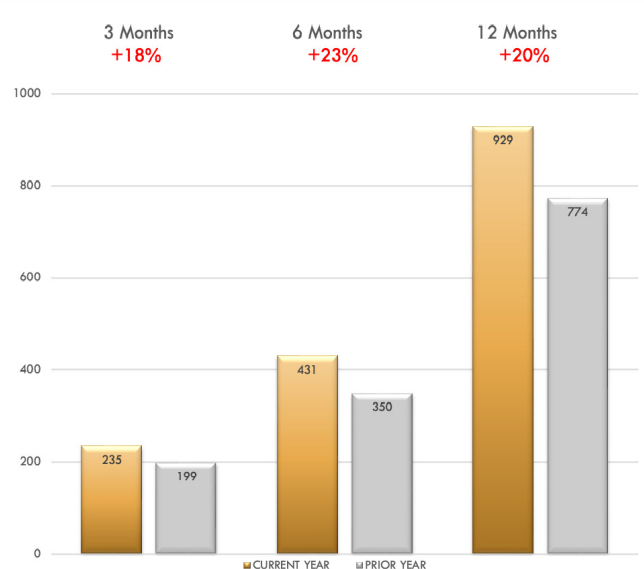
NUMBER OF CONDOS SOLD
Current Year Vs. Prior Year



MEDIAN LISTING PRICE
Current Year Vs. Prior Year



NUMBER OF CONDOS LISTED
Current Year Vs. Prior Year



*nc: no change

TOP 15 OF 24 IN THE \$5 MILLION-PLUS CATEGORY

NOVEMBER SALES — Multimillion Dollar Condominiums						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$11,950,000	ROXANNE JESKE <i>John R Wood Properties</i>	MARCIA HAWKEN <i>Downing Frye Realty</i>	6897 Grenadier Blvd., 504	Naples	3-Nov	222022281
\$11,250,000	OREN ALEXANDER <i>Official</i>	OREN ALEXANDER <i>Official</i>	100 S. Pointe Drive, 3707	Miami Beach	18-Nov	AX-11268377
\$11,000,000	MARLA COHEN <i>Acqualina Realty</i>	ADRIANA HERNANDEZ <i>Acqualina Realty</i>	17901 Collins Ave., 4207	Sunny Isles Beach	1-Nov	AX-11230900
\$9,500,000	CYRIL MATZ <i>Douglas Elliman</i>	ANNA SHERRILL <i>One Sotheby's International Realty</i>	50 S. Pointe Drive., 3101	Miami Beach	18-Nov	AX-11241603
\$9,250,000	DORA PUIG <i>Luxe Living Realty</i>	MARIA GIOIA <i>Luxury Living Realty</i>	7431 Fisher Island Drive, 7431	Miami Beach	14-Nov	AX-11218039
\$9,250,000	DENNIS CARVAJAL <i>One Sotheby's International Realty</i>	SADDY DELGADO <i>One Sotheby's International Realty</i>	60 Edgewater Drive, TS-A	Coral Gables	30-Nov	AX-10990158
\$7,850,000	IRINA ALVAREZ <i>One Sotheby's International Realty</i>	LANA FAVERO <i>Keller Williams Elite Properties</i>	18501 Collins Ave., 4404	Sunny Isles Beach	3-Nov	AX-11174721
\$7,850,000	IVAN MADEIRA <i>Fortune Christie's International Real Estate</i>	DORA PUIG <i>Luxe Living Realty</i>	1300 Monad Terrace, 3A	Miami Beach	4-Nov	AX-11225065
\$7,823,000	MICHAEL GOLDSTEIN <i>Acqualina Realty</i>	GIL BRENDEN <i>G Realty Group</i>	17901 Collins Ave., 1104	Sunny Isles Beach	21-Nov	AX-11249699
\$7,200,000	LANA BELL <i>Douglas Elliman</i>	MICHAEL DUCHON <i>The Corcoran Group</i>	1000 Biscayne Blvd., 3101	Miami	22-Nov	AX-11087098
\$6,850,000	KAREN VAN ARSDALE <i>Premier Sotheby's International Realty</i>	JIM BURNS <i>Downing Frye Realty</i>	6897 Grenadier Blvd., 1002	Naples	30-Nov	222073438
\$6,799,000	DANIELLE KASHOU <i>Smith & Associates Real Estate</i>	JENNIFER ZALES <i>Coldwell Banker Realty</i>	2103 Bayshore Blvd., Ph 2101	Tampa	1-Nov	T3411371
\$6,750,000	YANSY CHECA <i>Acqualina Realty</i>	SARAH GOZLAN <i>G Realty Group</i>	17901 Collins Ave., 2001	Sunny Isles Beach	30-Nov	AX-11276317
\$6,600,000	LEONARDO RODRIGUEZ <i>477 International Realty</i>	JOSE CHACON <i>Compass Florida</i>	18975 Collins Ave. and Cabana 3600	Sunny Isles Beach	30-Nov	AX-11230083
\$6,500,000	SILVIA COLTRANE <i>The Corcoran Group</i>	SILVIA COLTRANE <i>The Corcoran Group</i>	9401 Collins Ave., 607	Surfside	15-Nov	AX-11130027

TOP 15 OF 92 IN THE \$5 MILLION-PLUS CATEGORY

NOVEMBER LISTINGS — Multimillion Dollar Condominiums						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$25,000,000	DANIEL GAVIRIA <i>Great Properties International</i>	1643 Brickell Av., 4901	Miami	Miami-Dade	28-Nov	AX-11308375
\$24,000,000	JILL EBER <i>Coldwell Banker Realty</i>	415 Hibiscus Ave., 0	Palm Beach	Palm Beach	1-Nov	FX-10356151
\$22,999,000	TATYANA LONIN <i>Coldwell Banker Realty</i>	7482 Fisher Island Dr #7482	Miami Beach	Miami-Dade	15-Nov	AX-11307301
\$19,999,000	MARGIT BRANDT <i>Premier Estate Properties</i>	219 Brazilian Ave.	Palm Beach	Palm Beach	14-Nov	RX-10845713
\$19,990,000	JASON VELASQUEZ <i>Axis Organization</i>	9111 Collins Ave., N319	Surfside	Miami-Dade	4-Nov	AX-11298535
\$19,900,000	CRAIG HEGER <i>Echo Fine Properties</i>	8955 Collins Ave., Lph	Surfside	Miami-Dade	2-Nov	RX-10843022
\$17,900,000	JANE LEISCHE <i>Waterfront Properties & Club Communities</i>	1500 Beach Road, 403	Tequesta	Palm Beach	20-Nov	RX-10847191
\$16,500,000	MARITZA GIUSTI <i>Coldwell Banker Realty</i>	2200 N. Ocean Blvd., N1701	Fort Lauderdale	Broward	4-Nov	FX-10354599
\$13,900,000	CYRIL MATZ <i>Douglas Elliman</i>	1 Collins Ave., 706	Miami Beach	Miami-Dade	22-Nov	AX-11305925
\$13,500,000	ARDEL MCKENNA <i>Coldwell Banker Realty</i>	26564 Hickory Blvd.	Bonita Springs	Lee	18-Nov	222068357
\$12,950,000	VADZIM KANAPATSKI <i>LoKation</i>	9703 Collins Ave., Ph 888	Bal Harbour	Miami-Dade	29-Nov	AX-11309097
\$11,995,000	SENADA ADZEM <i>Douglas Elliman</i>	1000 S. Ocean Blvd., 103	Boca Raton	Palm Beach	1-Nov	RX-10842840
\$11,750,000	HAROLD MATHESON <i>Monique Matheson Properties</i>	2 N. Breakers Row, S21	Palm Beach	Palm Beach	29-Nov	RX-10848798
\$11,400,000	NICHOLAS PETERSON <i>Elite Properties & Investments</i>	1500 Beach Road, 501	Tequesta	Palm Beach	29-Nov	RX-10848698
\$11,200,000	CHRISTOPHER JUDE <i>Fortune Christie's International RE</i>	2000 S. Ocean Drive, Ph 4	Hallandale Beach	Broward	15-Nov	AX-11297230

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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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REFERENCES

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

MARS: Miami Association of REALTORS®

NAPLESMLS: Naples Area Board of REALTORS®

PBBR: Palm Beach Board of REALTORS®

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