

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

MARCH 2023



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RESIDENTIAL PROPERTY HIGHLIGHT: \$5M-PLUS HOUSES

Florida's Top 3 Counties Provide Priciest Newly-built Oceanfront Listings

The three largest residential listings in the state came from its three most affluent counties, each located in South Florida and topping \$75 million. Collier County's \$88 million offering includes 175 feet of beach frontage and is conveniently located in the downtown historical district of *Olde Naples*. The estate is advertised as a "modern masterpiece" and was designed by the prestigious Florida firm Stofft Cooney Architects in 2014. Richard Prebish of William Raveis Real Estate is representing the current owner of 25 16th Avenue South.

On Florida's east coast in Palm Beach County, agent William Yahn of The Corcoran Group priced a speculation estate on Palm Beach Island at \$83.5 million. The Town approved Smith & Moore Architect's design for a 12 thousand square-foot Art Deco inspired mansion with direct oceanfront frontage at 7 Ocean Lane. February's third priciest home was a Miami-Dade listing offered by David Solomon and Jacqueline Oliva of Berkshire Hathaway HomeServices EWM Realty. They are asking \$76.5 million for a modern, fully furnished estate at 5718 N. Bay Road. Just built last year on prestigious North Bay Road, it includes 70 feet of waterfront.

CONTACTS

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MULTIMILLION DOLLAR HOMES

LARGEST SINGLE FAMILY HOME SALE* — LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$46,800,000	BILL EARLS <i>John R Wood Properties</i>	BILL EARLS <i>John R Wood Properties</i>	1672 Galleon Drive	Naples	23-Feb	223014569

TOP 10 SINGLE FAMILY HOME SALES* — LAST 12 MONTHS

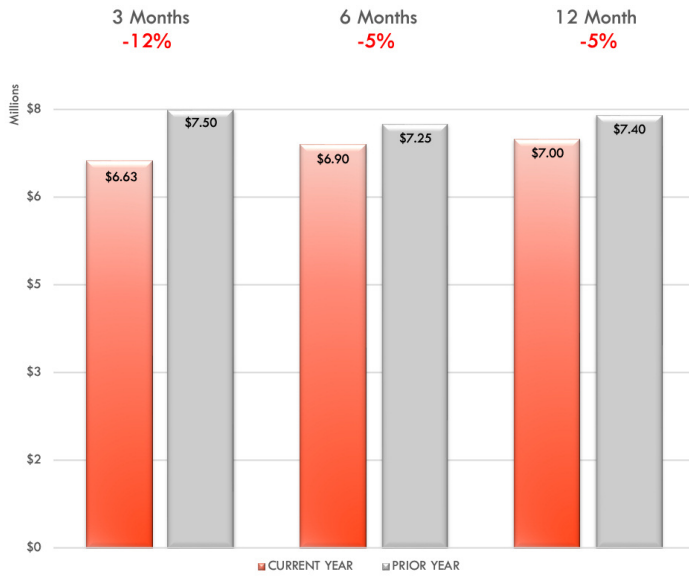
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$106,875,000	ASHLEY CUSACK <i>BHHS EWM Realty</i>	JILL HERTZBERG <i>Coldwell Banker Realty</i>	3031 Brickell Ave.	Miami	Aug-22	AX-11152827
\$48,500,000	CHRIS DEITZ <i>Compass Florida</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1030 S. Ocean Blvd.	Palm Beach	Apr-22	RX-10767787
\$48,373,037	PHILIP SMITH <i>Luxury Resort Portfolio</i>	MARK GRIFFIN <i>ONE Sotheby's International Realty</i>	1400 S. Ocean Blvd.	Manalapan	Jan-23	RX-10768758
\$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
\$46,800,000	BILL EARLS <i>John R Wood Properties</i>	BILL EARLS <i>John R Wood Properties</i>	1672 Galleon Drive	Naples	Feb-23	223014569
\$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
\$45,000,000	BEVERLY KNIGHT <i>Ocean Estate Properties</i>	JONATHAN POSTMA <i>Coldwell Banker</i>	2455 S. Ocean Blvd. Concourse	Highland Beach	Apr-22	RX-10773557
\$44,975,000	LAWRENCE MOENS <i>Lawrence A. Moens and Associates</i>	JB EDWARDS <i>Sotheby's International Realty</i>	550 S. Ocean Blvd.	Palm Beach,	Jan-23	22-1712
\$44,375,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	MARLEY OVERMAN <i>Illustrated Properties</i>	1320 N. Lake Way	Palm Beach	May-22	RX-10779463

In the category of \$5 million or more advertised sales

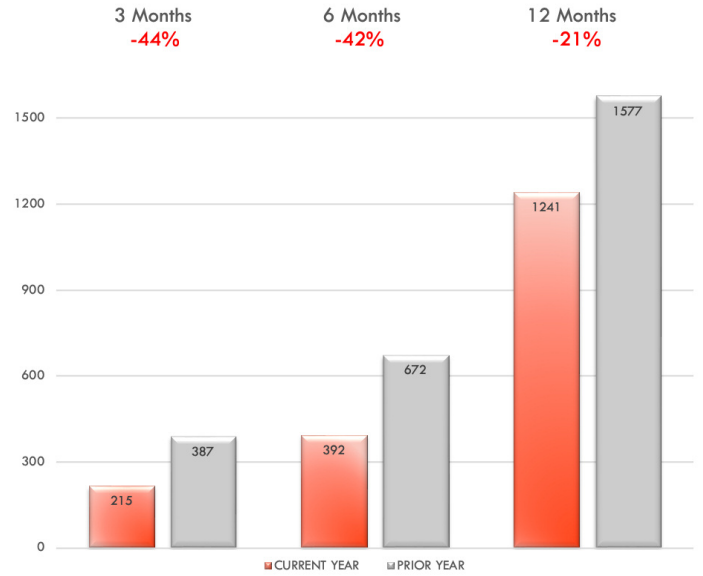
STATE OF FLORIDA
MULTIMILLION DOLLAR REAL ESTATE MARKET

\$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 79*

FEBRUARY SALES* — Multimillion Dollar Single Family Homes						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$46,800,000	BILL EARLS <i>John R Wood Properties</i>	BILL EARLS <i>John R Wood Properties</i>	1672 Galleon Drive	Naples	23-Feb	223014569
\$38,500,000	TERESA RODRIGUEZ <i>Coldwell Banker Realty</i>	VALERIYA STROHSCHEIN <i>Lifestyle International Realty</i>	4505 Sabal Palm Road	Miami	28-Feb	AX-11248531
\$32,000,000	LOURDES ALATRISTE <i>Douglas Elliman</i>	DAVID PULLMAN <i>One Sotheby's International Realty</i>	158 Palm Avenue	Miami Beach	17-Feb	AX-11252517
\$28,000,000	DAVID ROBERTS <i>Royal Palm Properties</i>	DAVID ROBERTS <i>Royal Palm Properties</i>	372 E Alexander Palm Road	Boca Raton	15-Feb	RX-10810048
\$26,000,000	SENADA ADZEM <i>Douglas Elliman</i>	SENADA ADZEM <i>Douglas Elliman</i>	9200 Rockybrook Way	Delray Beach	28-Feb	RX-10840063
\$22,583,000	CYRIL MATZ <i>Douglas Elliman</i>	UNKNOWN	6480 Allison Road	Miami Beach	28-Feb	AX-11277982
\$22,000,000	WARREN HEEG <i>Compass Florida</i>	IVANA SHOULTZ <i>Beachfront Properties Real Estate</i>	553 Harbor Court	Delray Beach	3-Feb	RX-10791961
\$20,000,000	CINDY O'DARE <i>One Sotheby's International Realty</i>	CINDY O'DARE <i>One Sotheby's International Realty</i>	10 & 20 Ocean Lane	Indian River Shore	16-Feb	257501
\$20,000,000	MICHELLE LINDQUIST <i>Casa Florida Group</i>	MILTADIS KASTANIS <i>Douglas Elliman</i>	7717 Atlantic Way	Miami Beach	16-Feb	AX-11179236
\$19,000,000	KAREN VAN ARSDALE <i>Premier Sotheby's International Realty</i>	MARC GALANTO <i>John R Wood Properties</i>	1050 Gulf Shore Blvd. S	Naples	21-Feb	222088205
\$15,900,000	BRBARA LOWE <i>Premier Sotheby's International Realty</i>	KELLY CAPOLINO <i>Downing Frye Realty</i>	331 Colony Drive	Naples	24-Feb	222083595
\$15,000,000	SAMANTHA CURRY <i>Douglas Elliman of Palm Beach</i>	JOHN PICKETT <i>Brown Harris Stevens of Palm Beach</i>	124 Parc Monceau	Palm Beach	24-Feb	RX-10786611
\$13,750,000	ROBERT THOMSON <i>Waterfront Properties & Club Comm's</i>	ROBERT THOMSON <i>Waterfront Properties & Club Comm's</i>	199 Commodore Drive	Jupiter	15-Feb	RX-10838399
\$13,065,000	CAROLINE PUREN <i>Compass Florida</i>	VALERIY BOGATOV <i>Bogatov Realty</i>	1645 Cleveland Road	Miami Beach	7-Feb	AX-11272543
\$13,000,000	ANSLEY WATKINS <i>Alex MacWilliam, Inc.</i>	UNKNOWN	211 Beachside Drive Drive	Vero Beach	28-Feb	RX-10782062

TOP 15 OF 345*

FEBRUARY LISTINGS* — Multimillion Dollar Single Family Homes						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$88,000,000	RICHARD PREBISH <i>William Revels Real Estate</i>	25 16th Ave. S	Naples	Collier	3-Feb	223008431
\$83,500,000	WILLIAM YAHN <i>The Corcoran Group</i>	7 Ocean Lane	Palm Beach	Palm Beach	7-Feb	RX-10864369
\$76,500,000	DAVID SOLOMON <i>BHHS EWM Realty</i>	5718 N. Bay Road	Miami Beach	Miami-Dade	7-Feb	AX-11339598
\$60,000,000	CINDY O'DARE <i>One Sotheby's International Realty</i>	2150 S Highway A1a	Vero Beach	Indain River	22-Feb	266255
\$60,000,000	RICHARD KALLABAT <i>Keller Williams Capital Realty</i>	44 Bal Bay Drive	Bal Harbour	Miami-Dade	25-Feb	AX-11343365
\$60,000,000	KEITH GORDON <i>GetMoreOffers</i>	2040 S. Highway A1a	Vero Beach	Indain River	7-Feb	RX-10864519
\$55,000,000	MICHAEL DUCHON <i>The Corcoran Group</i>	5930 N. Bay Road	Miami Beach	Miami-Dade	2-Feb	AX-11337085
\$49,000,000	MARTIN CONROY <i>Sailfish Point Realty</i>	Undisclosed	Stuart	Martin	6-Feb	RX-10865345
\$48,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1120 S. Ocean Blvd.	Manalapan	Palm Beach	1-Feb	RX-10863262
\$46,800,000	BILL EARLS <i>John R Wood Properties</i>	1672 Galleon Drive	Naples	Collier	23-Feb	223014569
\$43,850,000	WILLIAM YAHN <i>The Corcoran Group</i>	584 Island Drive	Palm Beach	Palm Beach	17-Feb	RX-10867810
\$40,500,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1050 N Lake Way	Palm Beach	Palm Beach	17-Feb	RX-10867840
\$40,000,000	SALLY DALEY <i>Douglas Elliman Florida</i>	1925 Sears Cove	Vero Beach	Indain River	19-Feb	266382
\$38,500,000	JENNIFER HYLAND <i>The Corcoran Group</i>	19300 Loxahatchee River Road	Jupiter	Palm Beach	8-Feb	RX-10864793
\$38,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1960 S Ocean Blvd.	Manalapan	Palm Beach	16-Feb	RX-10867235

* In the category of \$5 million or more advertised sales and listings

RESIDENTIAL PROPERTY HIGHLIGHT: \$5M-PLUS CONDOS

Crème de la Crème Condo Sales Reach \$21M

With the average mean price of luxury Florida condominiums in the \$5 million-plus category continuing to hover at a substantial \$7 million during the last three months, the top three February sales happened on the east coast of the state and included \$21, \$19.9, and \$18.5 million transactions.

Stacy Robins of Stacy Robins Companies represented the seller and Anastasia Wachter represented the buyer of Penthouse 1005 at 9001 Collins, a Miami area residence at the top of the Atlantic-facing *Four Seasons Surf Club* tower. On Palm Beach Island, a townhome in the new *Palazzo Villa* quadplex changed owners for \$18.9 million. Margit Brant of Premier Estate Properties acted on behalf of the seller and Christian Angle of Christian Angle Real Estate brought in the buyer for the 219 Brazilian Avenue townhome. A second Miami condo sale brought \$18.5 million. Jill Eber of Coldwell Banker Realty handled the listing of the ultra-luxury residence at *Palazzo Della Luna*, a corner unit at 6874 Fisher Island Drive, and Judith Zeder of Coldwell Banker Realty represented the buyer.

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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
\$21,000,000	STACY ROBINS <i>Stacy Robins Companies</i>	ANASTASIA WACHTER <i>Douglas Elliman</i>	9001 Collins Ave., S1005	Surfside	17-Feb	AX-11225122

TOP 10 CONDOMINIUM SALES* – LAST 12 MONTHS

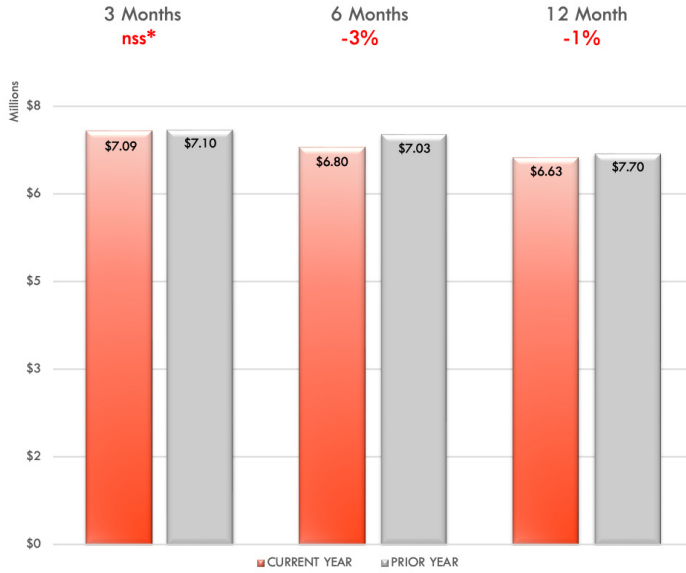
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$23,750,000	DANA KOCH <i>The Corcoran Group</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	110 Sunset Ave., E4b	Palm Beach	Dec-22	RX-10830160
\$23,500,000	SANDRA CHARTOUNI <i>Fortune International Realty</i>	CHAD CARROLL <i>Compass Florida</i>	16901 Collins Ave., Ph 5603	Sunny Isles	Mar-22	AX-11096308
\$22,750,000	Comp Sale	BILLY HERNANDEZ <i>Douglas Elliman</i>	9001 Collins Ave., S507	Surfside	May-22	AX-11216861
\$21,000,000	NANCY BATCHELOR <i>Compass Florida</i>	MARK KURKIN <i>Compass Florida</i>	9001 Collins Ave., S607	Surfside	Dec-22	AX-11240066
\$21,000,000	SAMANTHA CRRY <i>Douglas Elliman of Palm Beach</i>	STEPHEN HALL <i>Compass Florida</i>	1100 S Flagler Drive, 1901	West Palm Beach	Jan-23	RX-10801517
\$21,000,000	STACY ROBINS <i>Stacy Robins Companies</i>	ANASTASIA WACHTER <i>Douglas Elliman</i>	9001 Collins Ave., S1005	Surfside	Feb-23	A11225122
\$19,500,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	CHRISTOPHER WANDS <i>Douglas Elliman</i>	1000 Biscayne Blvd., Ph 57	Miami	Sep-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
\$18,900,000	MARGIT BRANDT <i>Premier Estate Properties</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	219 Brazilian Ave.	Palm Beach	Feb-23	RX-10845713
\$18,600,007	JIM MCCANN <i>Premier Estate Properties</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	219 Brazilian Ave.	Palm Beach	May-22	RX-10745134

In the category of \$5 million or more advertised sales

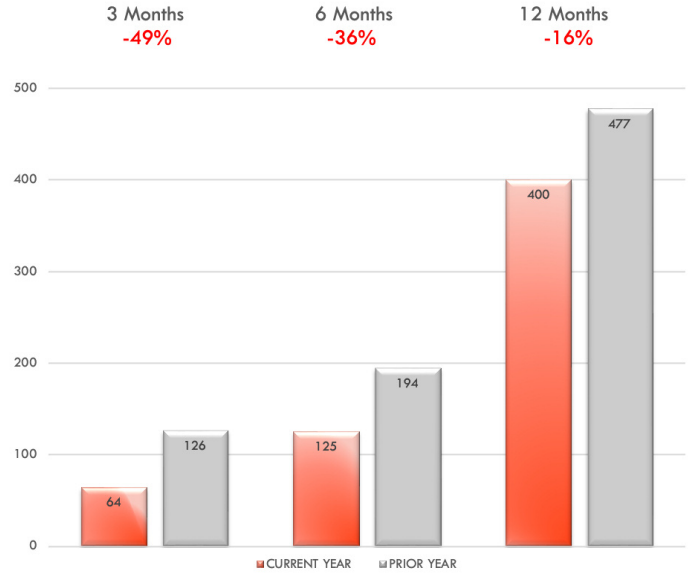
STATE OF FLORIDA
MULTIMILLION-DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS CONDOMINIUMS

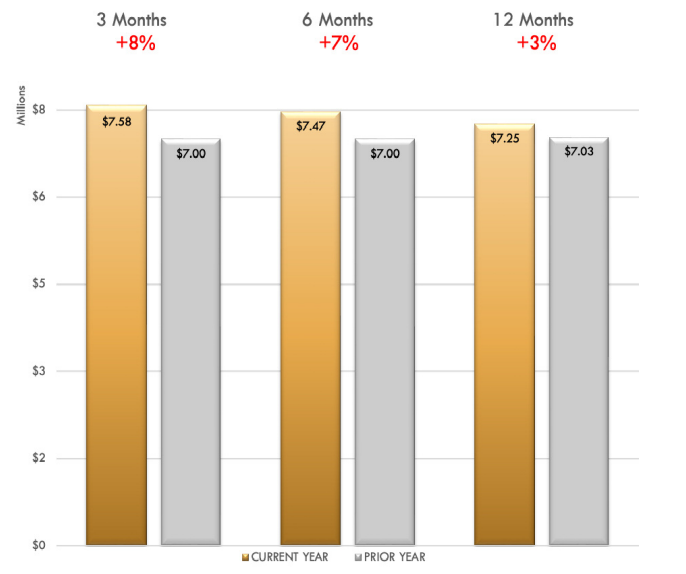
MEDIAN SELLING PRICE
 Current Year Vs. Prior Year



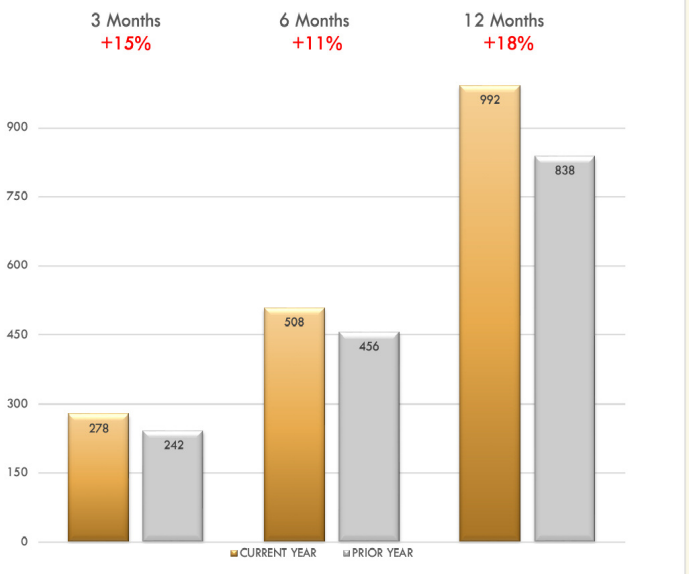
NUMBER OF CONDOS SOLD
 Current Year Vs. Prior Year



MEDIAN LISTING PRICE
 Current Year Vs. Prior Year



NUMBER OF CONDOS LISTED
 Current Year Vs. Prior Year



*no statistical significance

TOP 15 OF 28*

FEBRUARY SALES* — Multimillion Dollar Condominiums

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$21,000,000	STACY ROBINS <i>Stacy Robins Companies</i>	ANASTASIA WACHTER <i>Douglas Elliman</i>	9001 Collins Ave., S1005	Surfside	17-Feb	AX-11225122
\$18,900,000	MARGIT BRANDT <i>Premier Estate Properties</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	219 Brazilian Ave.	Palm Beach	10-Feb	RX-10845713
\$18,500,000	JILL EBER <i>Coldwell Banker Realty</i>	JUDITH ZEDER <i>Coldwell Banker Realty</i>	6800 Fisher Island Drive, 6874	Miami Beach	15-Feb	AX-11287117
\$11,165,675	LINDA OLSSON <i>Linda R., Olsson, Inc.</i>	DANA KOCH <i>The Corcoran Group</i>	11 S. Flagler Drive, 1702	West Palm Beach	28-Feb	RX-10838240
\$10,250,000	BRYAN SERENY <i>Douglas Elliman</i>	MATTHEW WILKENS <i>One Sotheby's International Realty</i>	100 S. Pointe Drive, 1206	Miami Beach	3-Feb	AX-11288042
\$8,925,000	CLAUDIA MOYA <i>Great Properties International</i>	CYRIL MATZ <i>Douglas Elliman</i>	5034 Fisher Island Drive, 5034	Miami Beach	16-Feb	AX-11285093
\$8,500,000	IRIS ADAM <i>Consultatio Realty</i>	CAROLINA VILLABONA <i>Blokhaus real Estate + Investments</i>	10201 Collins Ave., 2403	Bal Harbour	3-Feb	AX-11289639
\$8,500,000	ERIN OMIAITEK <i>One Sotheby's International Realty</i>	TSACHAI ARIS <i>Comlux Properties</i>	4215 S. Ocean Blvd., 4	Highland Beach	28-Feb	RX-10848452
\$8,250,000	PABLO ALFARO <i>Douglas Elliman</i>	EKATERINA SIZENOVA <i>Big International Realty</i>	1000 S. Pointe Drive, 801	Miami Beach	3-Feb	AX-11273829
\$8,100,000	ANNA SHERRILL <i>One Sotheby's International Realty</i>	NICHOLAS POLLINI <i>BHHS EWM Realty</i>	17121 Collins Ave., 4803	Sunny Isles Beach	1-Feb	AX-11300299
\$7,700,000	MARLA COHEN <i>Acqualina Realty</i>	YANCY CHECA <i>Acqualina Realty</i>	17901 Collins Ave., 1801	Sunny Isles Beach	20-Feb	AX-11276321
\$7,550,000	EMILY ROBERTS <i>Douglas Elliman</i>	ANNA KUZMINOVA <i>Coldwell Banker</i>	4215 S. Ocean Blvd., 5	Highland Beach	28-Feb	RX-10832438
\$7,400,000	SHANNON LEFEVRE <i>John R Wood Properties</i>	BARBARA LOWE <i>Premier Sotheby's International Realty</i>	8665 Bay Colony Drive, 1703	Naples	9-Feb	222080323
\$7,400,000	FERN FODIMAN <i>Sotheby's International Realty</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	100 Sunrise Ave., 611	Palm Beach	9-Feb	RX-10845382
\$7,050,000	MICHAEL LAWLER <i>Douglas Elliman Florida</i>	LORI PHEASANT <i>Luxe Naples Real Estate</i>	4151 Gulf Shore Blvd N, 1503	Naples	10-Feb	222085142

TOP 15 OF 116*

FEBRUARY LISTINGS* — Multimillion Dollar Condominiums

LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$24,500,000	DEVIN KAY <i>Douglas Elliman</i>	2821 S. Bayshore Drive, 20ab	Miami	Miami-Dade	15-Feb	AX-11343323
\$21,500,000	XIMENA PENUELA <i>Clarte Realty</i>	9349 Collins Ave., 406	Surfside	Miami-Dade	13-Feb	AX-11342785
\$20,500,000	RUTHIE ASSOULINE <i>Douglas Elliman</i>	10203 Collins Ave., 2001	Bal Harbour	Miami-Dade	7-Feb	AX-11338597
\$19,500,000	JONATHAN MANN <i>Coldwell Banker Realty</i>	1000 Brickell Plaza, UPH 6201	Miami	Miami-Dade	3-Feb	AX-11347500
\$19,400,000	MICHAEL GOLDSTEIN <i>Acqualina Realty</i>	Undisclosed	Sunny Isles Beach	Miami-Dade	24-Feb	AX-11347952
\$17,995,000	ALEXANDER GOLDSTEIN <i>Miles Goldstein Real Estate</i>	18975 Collins Ave., Ph 00	Sunny Isles Beach	Miami-Dade	21-Feb	AX-11345800
\$15,000,000	ADRIANA TORRES <i>Douglas Elliman</i>	50 S. Pointe Drive, 3401	Miami Beach	Miami-Dade	2-Feb	AX-11335905
\$14,990,000	MONICA VILLATE <i>EXP Realty</i>	17901 Collins Ave., 3605	Sunny Isles Beach	Miami-Dade	6-Feb	AX-11339300
\$14,610,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	100 Worth Ave., 100	Palm Beach	Palm Beach	17-Feb	RX-10867874
\$14,000,000	MOSHE GOLDSHTEIN <i>One Sotheby's International Realty</i>	10101 Collins Ave., 17e	Bal Harbour	Miami-Dade	16-Feb	AX-11338046
\$14,000,000	KIMBERLY BLAND <i>Charles Rutenberg Realty</i>	701 N. Fort Lauderdale Beach Blvd., Ph 1801	Fort Lauderdale	Broward	20-Feb	FX-10368805
\$13,900,000	SYLVIA BABINEAU <i>My Realty Company</i>	2050 Benjamin Franklin Drive, Ph 1101	Sarasota+B92:D92	Sarasota	6-Feb	AX-4560144
\$13,777,777	CANDACE FRIIS <i>The Corcoran Group</i>	1901 S. Ocean Blvd., 15	Delray Beach	Palm Beach	6-Feb	RX-10864067
\$12,500,000	FERN FODIMAN <i>Sotheby's International Realty</i>	130 Sunrise Ave Ph 1	Palm Beach	Palm Beach	17-Feb	RX-10867228
\$12,500,000	JOHN NEWMAN <i>John R Wood Properties</i>	801 12th Ave S, Ph 302	Naples	Collier	22-Feb	223013478

In the category of \$5 million or more advertised sales and listings

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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: Naple Area Board of REALTORS®

PBBR: Palm Beach Board of REALTORS®

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