

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

MAY 2023



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REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

RESIDENTIAL PROPERTY HIGHLIGHT: SINGLE FAMILY HOMES

April's Big Numbers: \$66M Palm Beach Sale, \$100M Golden Beach Listing

Last month, casino mogul Steve Wynn and his wife, Andrea Hissom Wynn sold a lakefront mansion on Palm Beach Island for \$66 million, which was the second largest MLS-advertised sale during the last 12 months. According to The Palm Beach Daily News, the buyer, Robert Stiller, founder of Green Mountain Coffee Roasters, and his wife Christine purchased the newly remodeled estate at 1350 North Lake Way. Lawrence Moens of Lawrence A. Moens Associates represented both parties in the deal.

Further south in the oceanfront community of the Town of Golden Beach, which is situated on the barrier reef between the Intracoastal Waterway and Atlantic Ocean, a mega-estate at 355 Ocean Boulevard was co-listed by Daniel Hertzbert and Jill Hertzberg of Coldwell Banker Realty for \$100 million. With 250 feet of ocean frontage, the property was advertised as having the largest oceanfront in all of Miami.

CONTACTS

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MULTIMILLION DOLLAR HOUSES

LARGEST ADVERTISED HOUSE SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$66,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1350 N. Lake Way	Palm Beach	4/28/23	22-1732

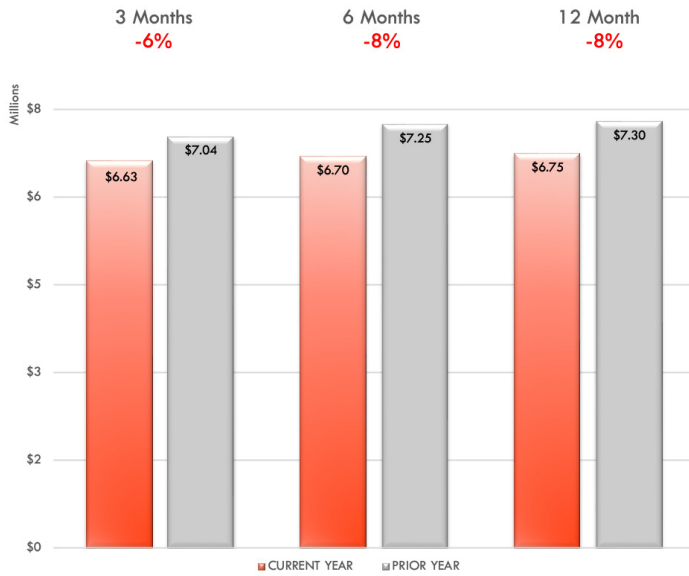
TOP 10 ADVERTISED HOUSE SALES—LAST 12 MONTHS

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	Sep-22	AX-11152827
\$66,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1350 N. Lake Way	Palm Beach	Apr-23	22-1732
\$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
\$46,800,000	WILLIAM EARLS <i>John R Wood Properties</i>	WILLIAM EARLS <i>John R Wood Properties</i>	1672 Galleon Drive	Naples	Feb-23	223014569
\$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
\$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-10778912
\$41,500,000	OREN ALEXANDER <i>Douglas Elliman</i>	OREN ALEXANDER <i>Douglas Elliman</i>	276 Bal Bay Drive	Bal Harbour	Jun-22	AX-11087353
\$40,000,000	MALIA NOBREGA <i>LIV Sotheby's International Realty</i>	BARBARA SCRIVENS <i>LIV Sotheby's International Realty</i>	2400 Casteel Creek Road	Edwards	Nov-22	1003117
\$39,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH <i>The Corcoran Group</i>	1020 N. Lake Way	Palm Beach	Jun-22	RX-10792800

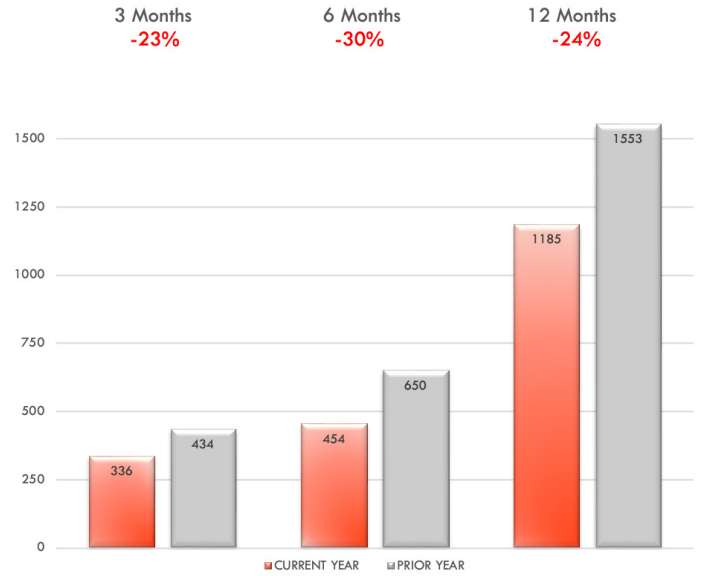
STATE OF FLORIDA
MULTIMILLION DOLLAR REAL ESTATE MARKET

\$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



*no statistical significance
 **no change

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ADVERTISED APRIL HOUSE SALES* — \$5M PLUS CATEGORY						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$66,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1350 N. Lake Way	Palm Beach	4/28/23	22-1732
\$27,500,000	ALEX PIREZ <i>Mocca Realty</i>	PEDRO RIVEIRO <i>The Firm Realty Group</i>	550 Arivida Parkway	Coral Gables	4/21/23	AX-11334197
\$23,000,000	LIZA PULTZER <i>Brown Harris Stevens of Palm Beach</i>	BLAIR KIRWAN <i>Brown Harris Stevens of Palm Beach</i>	1330 N. Ocean Blvd.	Palm Beach	4/14/23	RX-10814104
\$23,000,000	KELLY SHAW <i>American Caribbean Real Estate</i>	UNKNOWN	80999 Old Highway	Key Islamorada	4/28/23	600269
\$18,000,000	JAMES BATES <i>Premier Sotheby's International Realty</i>	JAMES BATES <i>Premier Sotheby's International Realty</i>	1 3rd Ave. S	Naples	4/18/23	223013149
\$18,000,000	LEILA KALLOP <i>William Raveis Real Estate</i>	JOHN FORGATCH <i>Illustrated Properties</i>	318 S. Beach Road	Hobe Sound	4/28/23	AX-11211241
\$17,750,000	DONNA HUTCHINS <i>Douglas Elliman Jupiter</i>	THOMAS FRANKEL <i>Admirals Cove Realty</i>	379 Eagle Drive	Jupiter	4/19/23	RX-10870648
\$17,500,000	SUSAN TURNER <i>The Corcoran Group</i>	THOMAS HUGHES <i>Compass Florida</i>	619 S. Beach Road	Hobe Sound	4/28/23	RX-10779986
\$16,890,000	CAROL STEWART <i>Michael Saunders & Co Boca</i>	CAROL STEWART <i>Michael Saunders & Co Boca</i>	4515 Shore Lane	Boca Grande	4/28/23	D6129269
\$14,750,000	JERI JENKINS <i>Coldwell Banker Realty</i>	JERI JENKINS <i>Coldwell Banker Realty</i>	2901 Flamingo Drive	Miami Beach	4/25/23	AX-11260600
\$13,250,000	SPEARS GROUP GROUP <i>Scenic Sotheby's International Realty</i>	CHRISTOPHER HARPER <i>Amerivest Realty</i>	199 Sea Walk Circle	Santa Rosa Beach	4/11/23	872993
\$13,150,000	DANA KOCH <i>The Corcoran Group</i>	SPENCER SCHLAGER <i>Douglas Elliman Palm Beach</i>	233 Miraflores Drive	Palm Beach	4/10/23	RX-10831386
\$12,595,000	JOSHUA DOTOLI <i>Compass Florida</i>	TIM ELMES <i>Compass Florida</i>	1425 E. Lake Drive	Fort Lauderdale	4/21/23	FX-10373664
\$12,000,000	UNKNOWN	ANGELA STEFFAN <i>Sotheby's International Realty</i>	4805 Shore Lane	Boca Grande	4/26/23	J960460
\$11,600,000	LYNN BYRD <i>Illustrated Properties Abacoa</i>	LYNN BYRD <i>Illustrated Properties Abacoa</i>	3161 Monet Drive W	Palm Beach Gardens	4/14/23	RX-10852297

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ADVERTISED APRIL HOUSE LISTINGS* — \$5M PLUS CATEGORY						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$100,000,000	DANIEL HERTZBERT <i>Coldwell Banker Realty</i>	355 Ocean Blvd.	Golden Beach	Miami-Dade	1-Apr	AX-11365303
\$77,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1610 N. Ocean Blvd.	Palm Beach	Palm Beach	11-Apr	23-675
\$69,900,000	SADDY DELGADO <i>One Sotheby's International Realty</i>	9401 Journeys End Road	Coral Gables	Miami-Dade	17-Apr	AX-11370384
\$68,500,000	ADAM MCPHERSON <i>Douglas Elliman Palm Beach</i>	200 Via Palma	Palm Beach	Palm Beach	7-Apr	RX-10879876
\$65,000,000	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	12088 Banyan Road	North Palm Beach	Palm Beach	25-Apr	RX-10884293
\$57,850,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1620 S. Ocean Blvd.	Palm Beach	Palm Beach	19-Apr	23-731
\$55,000,000	MARK BENNETT <i>The Corcoran Group</i>	940 N. Lake Way	Palm Beach	Palm Beach	12-Apr	RX-10881164
\$52,000,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	2499 E. Maya Palm Drive	Boca Raton	Palm Beach	4-Apr	AX-11371003
\$39,000,000	LIZA PULTZER <i>Brown Harris Stevens of Palm Beach</i>	550 Island Drive	Palm Beach	Palm Beach	24-Apr	RX-10884124
\$37,500,000	GARY POHRER <i>Douglas Elliman Palm Beach</i>	120 Via Del Lago	Palm Beach	Palm Beach	25-Apr	RX-10884410
\$37,500,000	VINCENT MAROTTA <i>Illustrated Properties</i>	126 Bears Club Drive	Jupiter	Palm Beach	1-Apr	RX-10878364
\$35,000,000	MORGAN DILLAVOU <i>Florida Living Realty</i>	167 Dunbar	Palm Beach	Palm Beach	24-Apr	AX-11377902
\$34,950,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	240 Clarke Ave.	Palm Beach	Palm Beach	4-Apr	23-624
\$34,000,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	655 Ocean Blvd.	Golden Beach	Miami-Dade	7-Apr	AX-11376695
\$32,000,000	TERESA RODRIGUEZ <i>Coldwell Banker Realty</i>	4241 Palm Lane	Miami	Miami-Dade	15-Apr	AX-11372412

RESIDENTIAL PROPERTY HIGHLIGHT: APARTMENT & TOWNHOUSE CONDOS

Penthouse Atop Iconic Palm Beach Tiffany Building Brings \$18M Average Price Point of Florida Luxury Condos increased 5%

The largest condominium sale of April was an \$18 million transaction closed by Christian Angle of Christian Angle Real Estate. Chris Leavitt of Douglas Elliman is identified as the listing agent in the Palm Beach Board of Realtors® MLS, and co-listers Jill Eber and Jill Hertzberg of Coldwell Banker Realty are included in separate MLS feeds and local news. The home was built on the rooftop of the landmarked Tiffany & Co. building in Palm Beach. The duplex penthouse condominium at 415 Hibiscus Avenue is the world's only penthouse located on top of a Tiffany's building and was originally priced at \$24 million.

During the three months of February through April, 110 MLS-advertised condominiums in the \$5 million-plus category were sold in Florida. The average median price of the group increased 5% as compared to the same period of the prior year. Helping to augment the healthy increase, eight of the thirty-one properties in the category that were sold in April brought over \$10 million each.

CONTACTS

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MULTIMILLION DOLLAR CONDOS

LARGEST ADVERTISED CONDO SALE — LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$18,000,000	CHRIS LEAVITT <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	415 Hibiscus Ave.	Palm Beach	17-Apr	22-1642

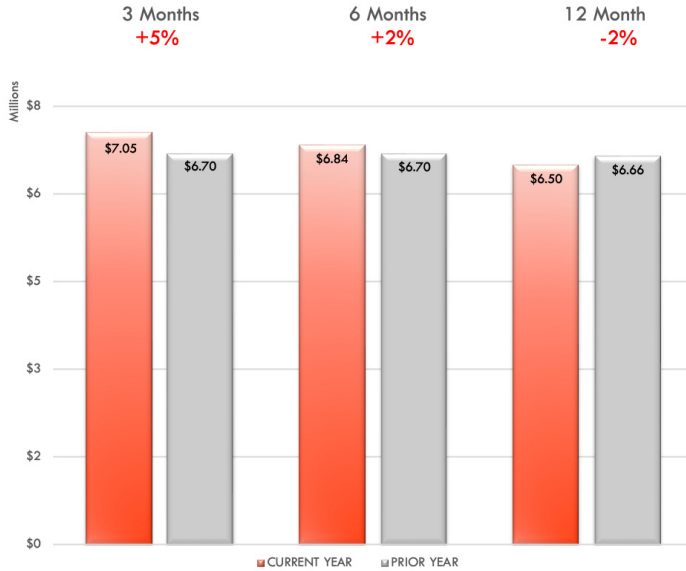
TOP 10 ADVERTISED CONDO SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$37,000,000	NIRKA BURNS <i>Fortune International Realty</i>	MELISSA DUNN <i>Elite Global Realty</i>	5775 Collins Ave., Ph	Miami Beach	Jun-22	AX-10989947
\$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
\$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>Beachfront Realty</i>	9001 Collins Ave., S607	Surfside	Dec-22	AX-11240066
\$21,000,000	SAMANTHA CURRY <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	AX-11225122
\$21,000,000	DORA PUIG <i>Luxe Living Realty</i>	JULIAN JOHNSTON <i>The Corcoran Group</i>	7954 Fisher Island Drive	Miami Beach	Mar-23	AX-11020668
\$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 SIDMONS <i>Douglas Elliman</i>	DEBRA 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

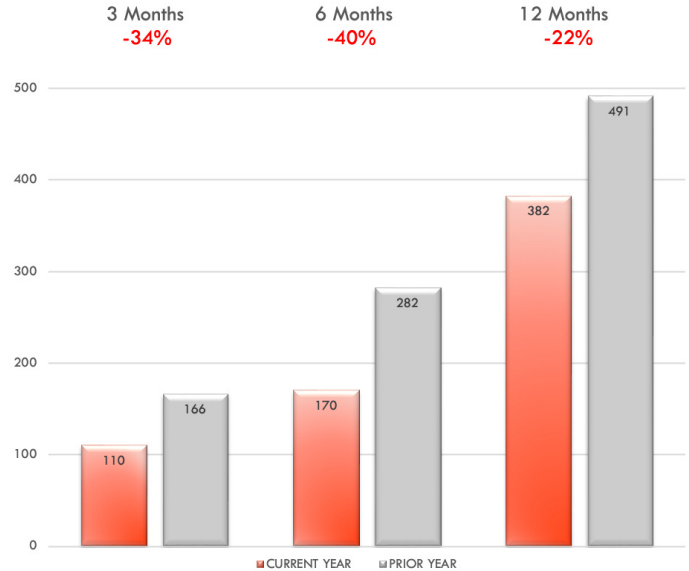
STATE OF FLORIDA
MULTIMILLION DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS CONDOMINIUMS

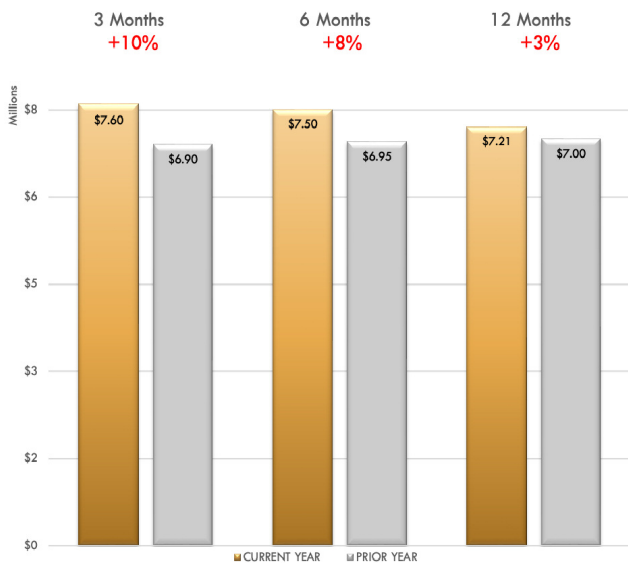
MEDIAN SELLING PRICE
Current Year Vs. Prior Year



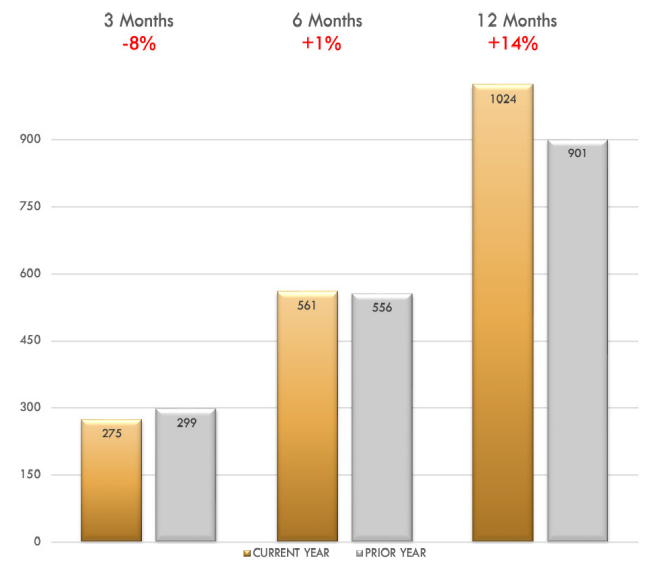
NUMBER OF CONDOS SOLD
Current Year Vs. Prior Year



MEDIAN LISTING PRICE
Current Year Vs. Prior Year



NUMBER OF CONDOS LISTED
Current Year Vs. Prior Year



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ADVERTISED APRIL CONDO SALES* — \$5M PLUS CATEGORY

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$18,000,000	CHRIS LEAVITT <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	415 Hibiscus Ave.	Palm Beach	17-Apr	22-1642
\$17,750,000	MILTADIS KASTANIS <i>Douglas Elliman</i>	LIZ HOGAN <i>Compass</i>	2675 S Bayshore Dr Ph 01S	Miami	28-Apr	AX-11243513
\$16,500,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	221 Royal Poinciana Way	Palm Beach	3-Apr	RX-10786377
\$16,200,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	GERRIT KOCKS <i>Own Realty</i>	800 S. Pointe Drive, 1201	Miami Beach	3-Apr	AX-11188496
\$13,000,000	DORA PUIG <i>Luxe Living Realty</i>	PABLO ALFARO <i>Douglas Elliman</i>	9111 Collins Ave Unit N919	Surfside	27-Apr	AX-11369019
\$11,625,000	SANDRA PARIENTE <i>Charles Rutenberg Realty Fort</i>	JTHS ACCOUNTING <i>Miami Association of Realtors</i>	17901 Collins Ave., 1605	Sunny Isles Beach	3-Apr	AX-11295241
\$10,700,000	LISA CREGAN <i>Sotheby's International Realty</i>	ROBERT GOODNOUGH <i>Sotheby's International Realty</i>	160 Sunset Ave.	Palm Beach	12-Apr	RX-10813523
\$10,650,000	RUTHIE ASSOULINE <i>Douglas Elliman</i>	RUTHIE ASSOULINE <i>Douglas Elliman</i>	10201 Collins Ave., 1701	Bal Harbour	6-Apr	AX-11194466
\$9,945,000	CANDACE FRIIS <i>The Corcoran Group</i>	TODD LIPSICH <i>Luxury Partners Realty</i>	1901 S. Ocean Blvd., 15	Delray Beach	25-Apr	RX-10864067
\$9,500,000	TERRY TILLUNG <i>Coldwell Banker Realty</i>	SOPHIA VASILAROS <i>Smith & Associates Real Estate</i>	11 Baymont Street, 1501	Clearwater	27-Apr	U8191468
\$9,125,000	VAN OSBORNE <i>Ronto Realty</i>	CHUCK GALLO <i>MVP Realty Associates</i>	4991 Bonita Bay Blvd., Ph 2602	Bonita Springs	28-Apr	218055115
\$8,950,000	FERN FODIMAN <i>Sotheby's International Realty</i>	THOR BROWN <i>Douglas Elliman</i>	2100 S. Ocean Blvd., 308n	Palm Beach	13-Apr	RX-10850332
\$8,862,000	DANTE DISABATO <i>William Raveis Real Estate</i>	KARYN SAMUEL <i>John R Wood Properties</i>	11125 Gulf Shore Drive, Ph 3	Naples	27-Apr	223014584
\$8,800,000	JOHN LENNON <i>South Pointe Drive Realty</i>	JACOB ABDALA <i>Legacy Plus Realty</i>	300 S Pointe Dr Apt 3105	Miami Beach	11-Apr	AX-11131237
\$8,750,000	MICHAEL LAWLER <i>Douglas Elliman Florida</i>	EUGENE MARTIN <i>Sun Realty</i>	4601 Gulf Shore Blvd. N, 3	Naples	6-Apr	223010333

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ADVERTISED APRIL CONDO LISTINGS* — \$5M PLUS CATEGORY

LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$32,750,000	DIANE COHEN <i>Skyline International Realty</i>	18501 Collins Ave., 5204	Sunny Isles Beach	Miami-Dade	24-Apr	AX-11376011
\$19,500,000	XIMENA PENUELA <i>Fort Realty</i>	9001 Collins Ave., S207	Surfside	Miami-Dade	11-Apr	AX-11364056
\$18,995,000	FRANK PEZZUTI <i>Premier Sotheby's International Realty</i>	8477 Bay Colony Drive, Ph 19	Naples	Collier	24-Apr	223030757
\$18,950,000	LORI ST JOHN <i>Keller Williams Central</i>	17749 Collins Ave., Ph 43	Sunny Isles Beach	Miami-Dade	5-Apr	AX-11367871
\$17,250,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	2 N Breakers Row N Ph 4	Palm Beach	Palm Beach	10-Apr	RX-10881173
\$15,950,000	DANA KOCH <i>The Corcoran Group</i>	101 Worth Ave., 3a	Palm Beach	Palm Beach	6-Apr	RX-10879775
\$15,500,000	JONATHAN POSTMA <i>Coldwell Banker</i>	2201 Collins Ave., Uph 2001	Miami Beach	Miami-Dade	20-Apr	AX-11374181
\$15,200,000	VAN OSBORNE <i>Ronto Realty</i>	Undisclosed	Sarasota	Sarasota	4-Apr	AX-4565068
\$12,500,000	ELENA BLUNZER <i>One Sotheby's International Realty</i>	7111 Fisher Island Driver, 7111	Miami Beach	Miami-Dade	5-Apr	AX-11366324
\$12,500,000	DORA PUIG <i>Luxe Living Realty</i>	9111 Collins Ave., N919	Surfside	Miami-Dade	7-Apr	AX-11369019
\$12,250,900	BIANCA SILVA <i>Fortune Christie's International Real Estate</i>	1444 Biscayne Blvd., Uph 04	Miami	Miami-Dade	28-Apr	AX-11379017
\$11,985,000	RUTHANNE MARTIN <i>Suzi Karr Realty</i>	2251 Gulf Of Mexico Drive, 203	Longboat Key	Sarasota	16-Apr	O6104449
\$11,500,000	AMY BECHER <i>Premier Sotheby's International Realty</i>	4351 Gulf Shore Blvd. N, 11s	Naples	Collier	25-Apr	223031401
\$11,499,000	LISA OTTE <i>Premier Sotheby's International Realty</i>	555 Quay Commons, 1802	Sarasota	Sarasota	11-Apr	AX-4567023
\$10,800,000	LAURA SEMIER <i>Brown Harris Stevens</i>	2 N Breakers Row, S-t1	Palm Beach	Palm Beach	1-Apr	RX-10879239

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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®

Stellar MLS: Includes 16 REALTOR® Associations

NEFAR MLS: Northeast Florida Association of REALTORS®

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