

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET
RESIDENTIAL REAL ESTATE

JUNE 2023



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RESIDENTIAL PROPERTY HIGHLIGHT: SINGLE FAMILY HOMES

Palm Beach Puts Florida On The Map In May

Despite a slow-moving national market in May as reported by the National Association of REALTORS®, luxury home sales in Florida made a lively showing. Stellar transactions include the top two closings of MLS advertised sales. Palm Beach's Suzanne Frisbie and Dana Koch of the Corcoran Group, and Lawrence Moens of Lawrence A. Moens Associates orchestrated the transactions.

The new owners of the priciest Palm Beach Island property, a Howard Major-designed historically significant estate, were represented by Suzanne Frisbie. Dana Koch brought in the buyer for the \$63.43 million purchase of 854 S. County Road.

Lawrence Moens acted on behalf of both the buyer and seller in the second largest sale, another ocean-facing Palm Beach estate. Advertised as "one of the island's greatest landmarked residences," 930 S. Ocean Boulevard brought \$41.38 million.

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
\$63,431,750	SUZANNE FRISBIE <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	854 S. County Road	Palm Beach	26-May	RX-10845181

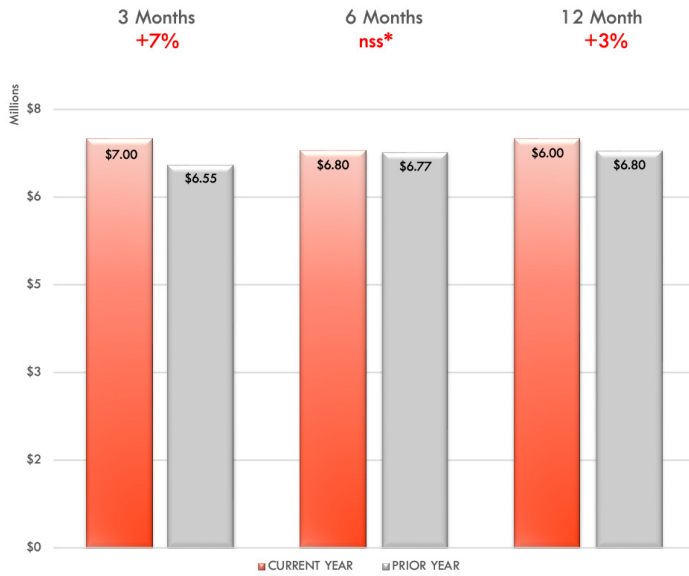
TOP 10 ADVERTISED HOUSE SALES—LAST 12 MONTHS

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
\$63,431,750	SUZANNE FRISBIE <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	854 S. County Road	Tropic Isle	May-23	RX-10845181
\$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	BILL EARLS <i>John R Wood Properties</i>	BILL EARLS <i>John R Wood Properties</i>	1672 Galleon Drive	Naples	Feb-23	223014569
\$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
\$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
\$41,382,500	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	930 S. Ocean Blvd.	Palm Beach	May-23	23-271
\$40,000,000	MALIA NOBREGA <i>LIV Sotheby's International Realty</i>	MALIA NOBREGA <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

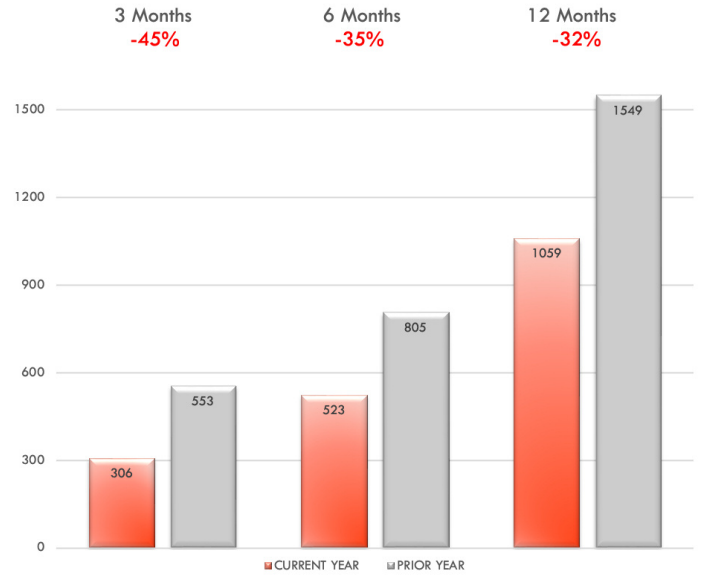
STATE OF FLORIDA
MULTIMILLION DOLLAR REAL ESTATE MARKET

\$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

TOP 15 of 141

ADVERTISED MAY HOUSE SALES — \$5M PLUS CATEGORY						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$63,431,750	SUZANNE FRISBIE <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	854 S. County Road	Palm Beach	26-May	RX-10845181
\$41,382,500	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	930 S. Ocean Blvd.	Palm Beach	1-May	23-271
\$27,500,000	OREN ALEXANDER <i>Office</i>	NANCY BATCHELOR <i>Compass Florida</i>	3541 Flamingo Drive	Miami Beach	31-May	AX-11316173
\$27,489,375	JENNIFER HYLAND <i>The Corcoran Group</i>	VINCENT CARUSO <i>Keller Williams Realty Jupiter</i>	19300 Loxahatchee River Road	Jupiter	25-May	RX-10864793
\$25,500,000	PAUL KANEB <i>K2 Realty</i>	JAMES KENNY <i>K2 Realty</i>	11542 Turtle Beach Road	North Palm Beach	1-May	RX-10825302
\$21,675,000	MARIA MENDELSON <i>Douglas Elliman Wellington</i>	MARIA MENDELSON <i>Douglas Elliman Wellington</i>	3585 & 3549 & 3531 Olde Hampton Drive	Wellington	1-May	RX-10765418
\$20,747,500	REX MILLER <i>William Raveis Real Estate</i>	TIM SAVAGE <i>Gulf Coast International Properties</i>	1675 Gordon Drive	Naples	31-May	223030205
\$20,250,000	FRANK SAJTAR <i>William Raveis Real Estate</i>	FRANK SAJTAR <i>William Raveis Real Estate</i>	3701 Nelsons Walk	Naples	22-May	223036984
\$19,450,000	JANIE DARLING <i>Premier Sotheby's International Realty</i>	JANIE DARLING <i>Premier Sotheby's International Realty</i>	3300 Fort Charles Drive	Naples	8-May	222034383
\$18,600,000	DON WINKLER <i>William Raveis Real Estate</i>	GLENN THORNHILL <i>Waterfront Realty Group</i>	3320 Rum Row	Naples	1-May	223008764
\$17,500,000	SUSAN TURNER <i>The Corcoran Group</i>	UNKNOWN	619 S. Beach Road	Jupiter	1-May	22-294
\$17,200,000	LOURDES ALATRISTE <i>Douglas Elliman</i>	ROBERT BARR <i>We R Florida</i>	216 Palm Ave.	Miami Beach	31-May	AX-11371110
\$16,250,000	GWINN VOLEN <i>Keller Williams Realty Atlantic Partners</i>	GWINN VOLEN <i>Keller Williams Realty Atlantic Partners</i>	1329 Ponte Vedra Blvd.	Ponte Vedra Beach	23-May	1215524
\$16,000,000	ADRIAN REED <i>William Raveis Real Estate</i>	UNKNOWN	25 S. Beach Road	Hobe Sound	31-May	AX-11239207
\$15,450,000	MATTHEW DUGOW <i>Compass Florida</i>	DONNA HUTCHINS <i>Douglas Elliman Jupiter</i>	160 Spyglass Lane	Jupiter	5/2/23	AX-11307930

TOP 15 OF 261

ADVERTISED MAY HOUSE LISTINGS* — \$5M PLUS CATEGORY						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$98,000,000	MICHELLE HOWLAND <i>Compass Florida</i>	5 Harborage Isle	Fort Lauderdale	Broward	31-May	AX-11387387
\$85,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	12 Indian Creek Island Road	Indian Creek	Miami-Dade	24-May	AX-11392365
\$43,000,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	1826 W. 23rd Street	Miami Beach	Miami-Dade	3-May	AX-11381787
\$41,100,888	DORA PUIG <i>Luxe Living Realty</i>	126 W. San Marino Drive	Miami Beach	Miami-Dade	16-May	AX-11388807
\$39,900,000	JONATHAN POSTMA <i>Coldwell Banker</i>	1115 Hillsboro Mile	Hillsboro Beach	Broward	18-May	RX-10890658
\$37,900,000	HOWARD PARKER <i>Howard A. Parker Realty</i>	1275 Lands End Road	Manalapan	Palm Beach	8-May	RX-10888038
\$37,500,000	JILL EBER <i>Coldwell Banker Realty</i>	37 Star Island Drive	Miami Beach	Miami-Dade	11-May	AX-11380626
\$28,500,000	JILL EBER <i>Coldwell Banker Realty</i>	13000 Lewin Lane	Southwest Ranches	Broward	25-May	AX-11393568
\$28,000,000	MENACHEM FELLIG <i>Compass Florida</i>	9250 Bay Drive	Surfside	Miami-Dade	16-May	AX-11386362
\$27,750,000	CAROL SOLLAK <i>Engel & Volkers Wellington</i>	13951 50th St. S	Wellington	Palm Beach	1-May	RX-10885895
\$25,000,000	MILLA RUSSO <i>Illustrated Properties</i>	102 Lighthouse Drive	Jupiter Inlet Colony	Palm Beach	15-May	RX-10890546
\$25,000,000	CHENET NELSON <i>Fidelity Real Estate</i>	2300 Aqua Vista Blvd.	Fort Lauderdale	Broward	2-May	AX-11381230
\$24,900,000	JORGE URIBE <i>One Sotheby's International Realty</i>	3620 Stewart Ave.	Miami	Miami-Dade	16-May	AX-11387964
\$24,900,000	ERIC BROAD <i>M. Kotler Realty, Inc.</i>	8900 Bay Drive	Surfside	Miami-Dade	3-May	AX-11381650
\$24,500,000	ROBERT GOODNOUGH <i>Sotheby's International Realty</i>	145 Kings Row	Palm Beach	Palm Beach	3-May	RX-10886805

RESIDENTIAL PROPERTY HIGHLIGHT: APARTMENT & TOWNHOUSE CONDOS

Luxury Condos Compete with Homes, Pricewise Less than 5% Difference in Average Condo & House Price Points

While the number of condos sold can't compete with the number of houses sold in Florida's ultra-luxe \$5 million-plus market, the ones that are inching their way into the category are competitively priced. While there were six times the number of houses sold as condos in the category during the last three months, there was less than a 5% difference in the average mean selling price between houses and condos.

Last month, of the 47 properties that closed in the \$5 million-plus condominium market, the largest was a \$22 million Bal Harbour sale. Ruthie Assouline of Douglas Elliman held the listing of a two-story penthouse in one of the twin Oceana buildings, which was formerly the famous Bal Harbour Club. The new buyer was represented by Kimberly Rodstein of Miami Beach Realty. The home, Apartment 2803 at 10201 Collins Avenue, boasting 5-star amenities and unobstructed views of Miami beaches, was on the market for 91 days.

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
\$22,000,000	RUTHIE ASSOULINE <i>Douglass Elliman</i>	KIMBERLY RODSTEIN <i>Keller Williams Miami Beach</i>	10201 Collins Ave., 2803	Bal Harbour	22-May	AX-11328175

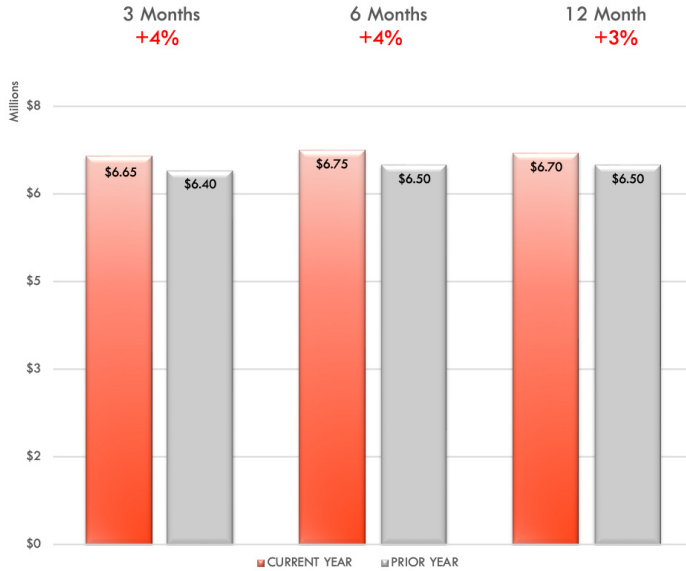
TOP 10 ADVERTISED CONDO SALES — LAST 12 MONTHS

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
\$22,000,000	RUTHIE ASSOULINE <i>Douglass Elliman</i>	KIMBERLY RODSTEIN <i>Keller Williams Miami Beach</i>	10201 Collins Ave., 2803	Bal Harbour	May-22	AX-11328175
\$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
\$21,000,000	DORA PUIG <i>Luxe Living Realty</i>	JULIAN JOHNSTON <i>The Corcoran Group</i>	7954 Fisher Island Drive, 7954	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 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

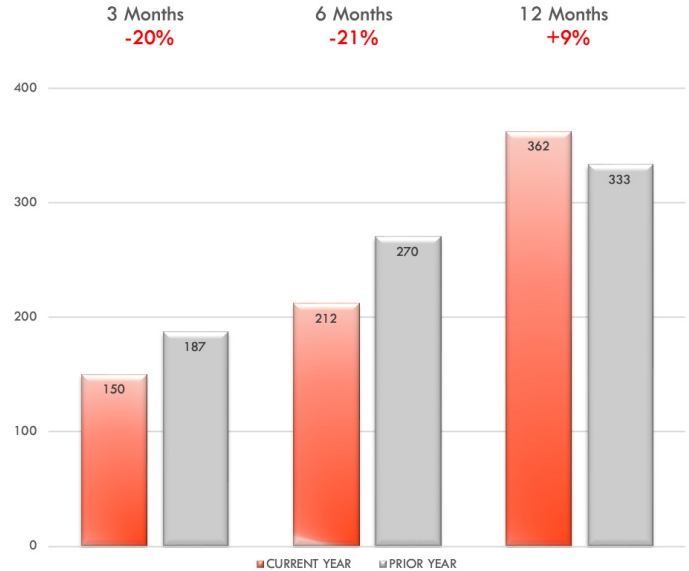
STATE OF FLORIDA
MULTIMILLION DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS CONDOMINIUMS

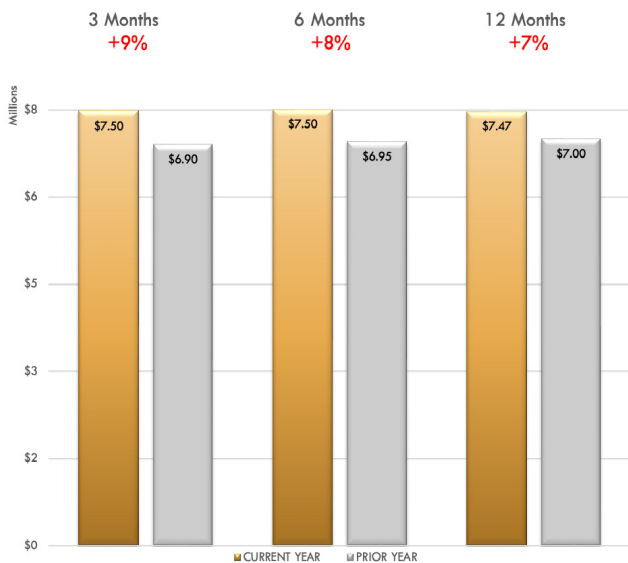
MEDIAN SELLING PRICE
 Current Year Vs. Prior Year



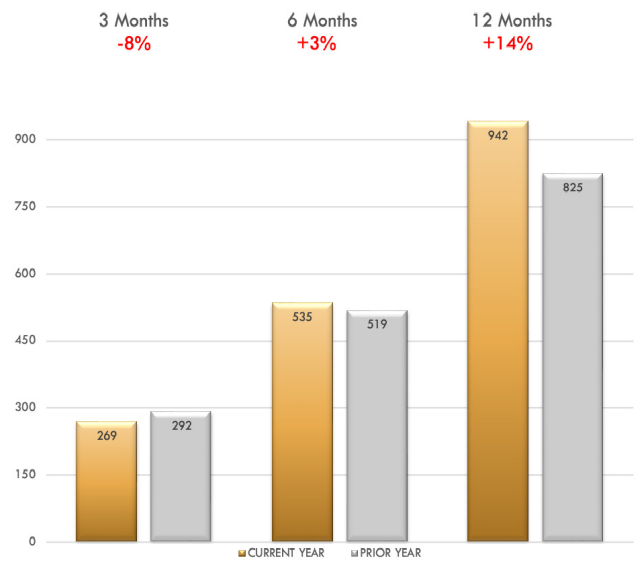
NUMBER OF CONDOS SOLD
 Current Year Vs. Prior Year



MEDIAN LISTING PRICE
 Current Year Vs. Prior Year



NUMBER OF CONDOS LISTED
 Current Year Vs. Prior Year



TOP 15 OF 31

ADVERTISED MAY CONDO SALES — \$5M PLUS CATEGORY

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$22,000,000	RUTHIE ASSOULINE <i>Douglas Elliman</i>	KIMBERLY RODSTEIN <i>Keller Williams Miami Beach</i>	10201 Collins Ave., 2803	Bal Harbour	22-May	AX-11328175
\$13,250,000	DANIEL TEIZEIRA <i>Douglas Elliman</i>	DANIEL TEIZEIRA <i>Douglas Elliman</i>	525 N. Fort Lauderdale Beach Blvd., 2102	Fort Lauderdale	12-May	FX-10322944
\$10,965,000	KARINA BATEVSKY <i>Acqualina Realty</i>	MARIA COHEN <i>Acqualina Realty</i>	17975 Collins 2701	Sunny Isles Beach	23-May	AX-11347354
\$10,898,999	DEBORAH HAINES <i>IMI Worldwide Properties</i>	DEBORAH HAINES <i>IMI Worldwide Properties</i>	1625 Blvd., B-1 North 2/8	Delray Beach	19-May	RX-10848061
\$10,400,000	YANSY CHECA <i>Acqualina Realty</i>	ADRIANA HERNANDEZ <i>Acqualina Realty</i>	17975 Collins Ave., 1401	Sunny Isles Beach	5-May	AX-11290819
\$10,400,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	2 N Breakers Row, S25	Palm Beach	31-May	22-807
\$9,410,000	NICHOLAS PETERSON <i>Elite Properties & Investments</i>	THOMAS HUGHES <i>Compass Florida</i>	1500 Beach Road, 501	Tequesta	25-May	RX-10848698
\$9,250,000	CARLOS COTO <i>One Sotheby's International Realty</i>	CLAUDINE COTO <i>One Sotheby's International Realty</i>	791 Crandon Blvd., 508	Key Biscayne	12-May	AX-11349145
\$9,100,000	MARTINA COLOMBRES <i>Consultatio Realty</i>	RUTHIE ASSOULINE <i>Douglas Elliman</i>	10201 Collins Ave, 2502	Bal Harbour	12-May	AX-11362223
\$8,800,000	CASSIO GALIZA <i>One Sotheby's International Realty</i>	TERESA RODRIGUEZ <i>Coldwell Banker Realty</i>	5275 Fisher Island Drive, 5275	Miami Beach	8-May	AX-11318208
\$8,615,000	CARLOS COTO <i>One Sotheby's International Realty</i>	CARLOS COTO <i>One Sotheby's International Realty</i>	791 Crandon Blvd., 808	Key Biscayne	12-May	AX-11350946
\$7,700,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	SERGIO BALINOTTI <i>BRG International</i>	9701 Collins Ave., 1902S	Bal Harbour	19-May	AX-11323674
\$7,550,000	CANDACE FRIIS <i>The Corcoran Group</i>	CANDACE FRIIS <i>The Corcoran Group</i>	4001 N. Ocean Blvd., 303	gulf stream	31-May	RX-10887460
\$7,499,000	DEBORAH HAINES <i>IMI Worldwide Properties</i>	ROCHELLE LECAVALIER <i>Douglas Elliman</i>	1625 S. Ocean Blvd., 3s	Delray Beach	19-May	RX-10846805
\$7,495,000	BILL EARLS <i>John R Wood Properties</i>	LISA GRAHAM <i>BHHS Florida Realty</i>	675 8th Street S, 201	Naples	24-May	220076360

TOP 15 OF 94

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

LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$39,950,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1100 S Flagler Drive, 2302	West Palm Beach	Palm Beach	22-May	RX-10892877
\$36,510,000	TAYYANA IONIN <i>Coldwell Banker Realty</i>	7085 Fisher Island Drive, 7085	Miami Beach	Miami-Dade	11-May	AX-11389475
\$30,000,000	JACQUELINE FELDMAN <i>One Sotheby's International Realty</i>	9001 Collins Ave., S901	Surfside	Miami-Dade	1-May	AX-11374489
\$29,000,000	YANSY CHECA <i>Acqualina Realty</i>	17975 Collins Ave., Ts-9	Sunny Isles Beach	Miami-Dade	19-May	AX-11390350
\$23,900,000	SAMANTHA CURRY <i>Douglas Elliman Palm Beach</i>	1100 S. Flagler Drive, 2202	West Palm Beach	Palm Beach	25-May	RX-10892579
\$21,000,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	100 S. Pointe Drive, 2203	Miami Beach	Miami-Dade	22-May	AX-11389213
\$17,500,000	BARBARA ELMIR <i>One Sotheby's International Realty</i>	3258 Bird Ave., Th	Miami	Miami-Dade	24-May	AX-11392336
\$16,999,000	ALEX DE LEON <i>Fortune Christie's Internatiobnal RE</i>	1000 Biscayne Blvd., Th 1202	Miami	Miami-Dade	10-May	AX-11391062
\$16,950,000	DORA PUIG <i>Luxe Living Realty</i>	9111 Collins Ave., N819	Surfside	Miami-Dade	5-May	AX-11383156
\$16,000,000	XIMENA PENUELA <i>Fort Realty</i>	9001 Collins Ave., S409	Surfside	Miami-Dade	1-May	AX-11380176
\$15,950,000	PABLO ALFARO <i>Douglas Elliman</i>	800 S. Pointe Drive, 1104	Miami Beach	Miami-Dade	30-May	AX-11391632
\$15,000,000	MAURA PADRON <i>Related ISG Realty</i>	1300 Brickell Bay Drive, 4400	Miami	Miami-Dade	8-May	AX-11384356
\$14,500,000	MARIANA NIRO <i>Serhant</i>	17141 Collins Ave., 2801	Sunny Isles Beach	Miami-Dade	4-May	AX-11382107
\$13,995,000	TADIA SILVA <i>Legacy Development Sales & Marketing</i>	17141 Collins Ave., 4501	Sunny Isles Beach	Miami-Dade	8-May	AX-11373015
\$13,900,000	VAN OSBORNE <i>The Ronto Group</i>	Rosewood Residences Lido Key, 1	Sarasota	Sarasota	1-May	AX-232253697

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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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