

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

JUNE 2024



 rabideau klein
Florida - Ontario

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RESIDENTIAL PROPERTY HIGHLIGHT: SINGLE-FAMILY DETACHED HOMES

May's Palm Beach Island Sale Breaks Records at \$152M

"The sale is the most expensive residential transaction to close in Florida — and likely in the country — so far this year, according to real estate observers," quoted the Palm Beach Daily News. The largest Florida sale in May, and possibly in the U.S., was the purchase of Tarpon Island—the only private island in the Town of Palm Beach—for \$152 million. Margit Brandt of Premier Estate Properties represented the buying party and Suzanne Frisbie of The Corcoran Group represented the selling party.

The top three MLS-advertised sales of the month were also Palm Beach seaside properties and made the Top 10 of the last 12 months. James McCann of Premier Estate Properties' listing of 200 S. Ocean Boulevard closed at \$51.25 million. Phatavanh Olsen of Douglas Elliman represented the buyer. And, on the last day of May, 315 Chapel Hill Road brought \$49.6 million with Christian Angle of Christian Angle Real Estate handling both sides of the sale.

CONTACTS

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MULTIMILLION DOLLAR HOUSES

LARGEST MLS-ADVERTISED HOUSE SALE — LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$152,000,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	10 Tarpon Isle	Palm Beach	17-May	RX-10939073

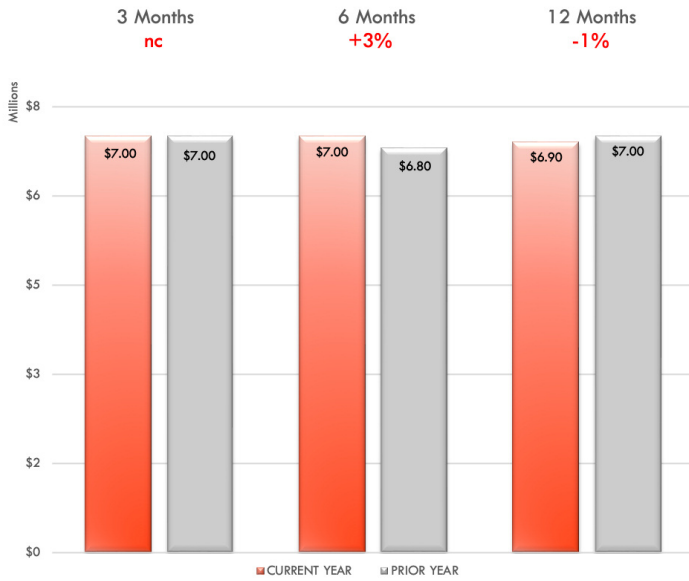
TOP 10 MLS-ADVERTISED HOUSE SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$152,000,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	10 Tarpon Isle	Palm Beach	May-24	RX-10939073
\$79,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	12 Indian Creek Island Road	Indian Creek	Oct-23	A11392365
\$68,145,600	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	MADISON COLLUM <i>One Sotheby's International Realty</i>	149 E. Inlet Drive	Palm Beach	Jul-23	22-1756
\$68,000,000	SOHELY VAN WOERKOM <i>Golden Ocean Real Estate</i>	SOHELY VAN WOERKOM <i>Golden Ocean Real Estate</i>	11 Indian Creek Island Road	Indian Creek	Jun-23	A11450250
\$57,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	CHAD CARROLL <i>Compass</i>	27 Star Island Drive	Miami Beach	Sep-23	A11434781
\$51,250,000	JAMES MCCANN <i>Premier Estate Properties</i>	PHATAVANH OLSEN <i>Douglas Elliman Palm Beach</i>	200 S. Ocean Blvd.	Palm Beach	May-24	RX-10956908
\$50,000,000	MARK BENNETT <i>The Corcoran Group</i>	TODD PETER <i>Sotheby's International Realty</i>	940 N. Lake Way	Palm Beach	Jul-23	RX-10881164
\$49,600,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	315 Chapel Hill Road	Palm Beach	May-24	RX-10924786
\$43,770,000	JAMES MCCANN <i>Premier Estate Properties</i>	JEREMY STEWART <i>Park View Realty</i>	205 Via Tortuga	Palm Beach	Apr-24	RX-10977536
\$40,000,000	TIM ELMES <i>Compass Florida</i>	AUSTIN BARIS <i>Miles Goldstein Real Estate</i>	3052 N. Atlantic Blvd.	Fort Lauderdale	Oct-23	F10391738

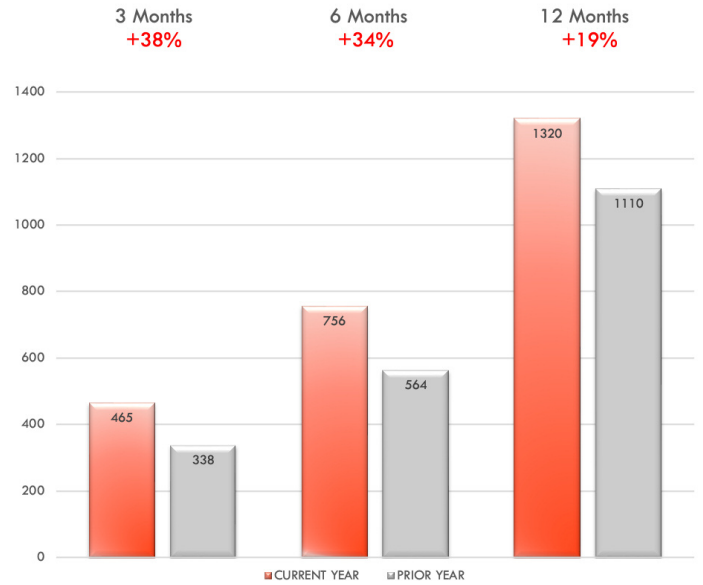
STATE OF FLORIDA
MULTIMILLION DOLLAR REAL ESTATE MARKET

\$5 Million-Plus Single-Family Homes

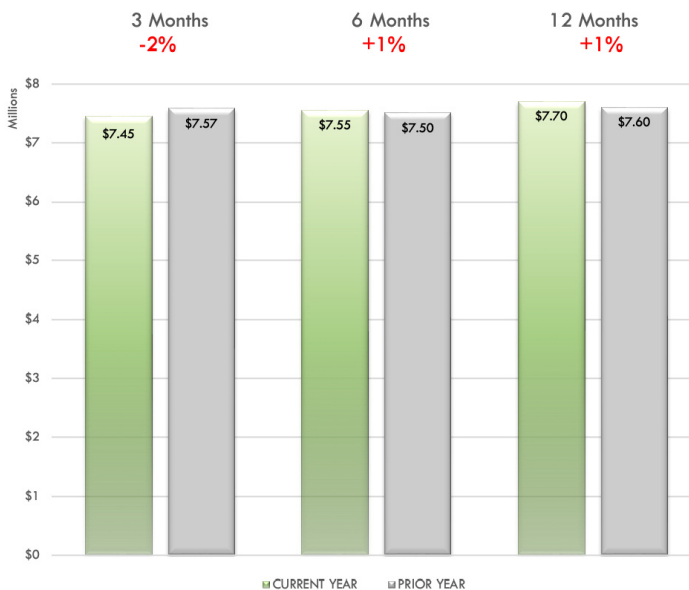
MEDIAN SELLING PRICE
Year-over-year



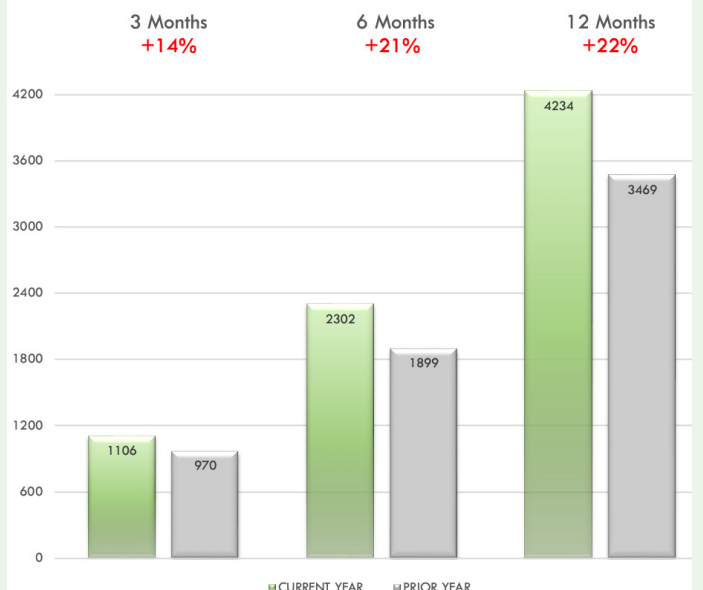
NUMBER OF HOMES SOLD
Year-over-year



MEDIAN LISTING PRICE
Year-over-year



NUMBER OF HOMES LISTED
Year-over-year



15 of 162 in Florida's \$5M-plus ultra luxury category

MLS-ADVERTISED MAY HOUSE SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$152,000,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	10 Tarpon Isle	Palm Beach	17-May	RX-10939073
\$51,250,000	JAMES MCCANN <i>Premier Estate Properties</i>	PHATAVANH OLSEN <i>Douglas Elliman Palm Beach</i>	200 S. Ocean Blvd.	Palm Beach	8-May	RX-10956908
\$49,600,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	315 Chapel Hill Road	Palm Beach	31-May	RX-10924786
\$40,000,000	LIZ HOGAN <i>Compass Florida</i>	MATTHEW DUGOW <i>Compass Florida</i>	40 Palm Ave.	Miami Beach	8-May	A11476859
\$36,900,000	EDWARD CURRAN <i>Brown Harris Stevens of Palm Beach</i>	MAUREEN WOODWARD <i>Brown Harris Stevens of Palm Beach</i>	300 N. Ocean Blvd.	Palm Beach	13-May	RX-10986955
\$32,000,000	SUSAN TURNER <i>The Corcoran Group</i>	JOANNE WAGNER <i>The Corcoran Group</i>	216 S. Beach Road	Hobe Sound	30-May	RX-10935825
\$29,500,000	KAREN VAN ARSDALE <i>Premier Sotheby's International Realty</i>	MIKE TARANTO <i>Coldwell Banker Realty</i>	50 6th Ave. N	Naples	29-May	224008016
\$26,477,100	JILL HERTZBERG <i>Coldwell Banker Realty</i>	JULIAN JOHNSTON <i>The Corcoran Group</i>	1835 W. 27th Street	Miami Beach	13-May	A11519687
\$23,083,816	DINA GOLDENTAYER <i>Douglas Elliman</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	416 W. San Marino Drive	Miami Beach	8-May	A11583755
\$21,000,000	CANDACE FRIIS <i>The Corcoran Group</i>	CANDACE FRIIS <i>The Corcoran Group</i>	3435 N. Ocean Blvd.	Gulf Stream	1-May	RX-10975339
\$21,000,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	JONATHAN MANN <i>Coldwell Banker Realty</i>	655 Ocean Blvd.	Golden Beach	13-May	A11376695
\$19,250,000	CARLOS COTO <i>One Sotheby's International Realty</i>	CARLOS COTO <i>One Sotheby's International Realty</i>	398 Harbor Drive	Key Biscayne	13-May	A11430953
\$18,750,000	HILARY FARNUM-FASTH <i>Corcoran Reverie</i>	MERRY HOLOTIK <i>Compass Florida</i>	113-A Sandy Shores Court	Seacrest	20-May	942777
\$18,500,000	LOURDES MAESTRES <i>Compass Florida</i>	JOHN PUTZIG <i>RE/MAX First</i>	1001 Hillsboro Mile	Hillsboro Beach	9-May	F10387620
\$18,000,000	SUSAN TURNER <i>The Corcoran Group</i>	ALITA REED <i>William Raveis Real Estate</i>	196 Gomez Road	Jupiter Island	28-May	RX-10992492

15 of 346 in Florida's \$5M-plus ultra luxury category

MLS-ADVERTISED MAY HOUSE LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$47,500,000	AUSTIN BARIS <i>Miles Goldstein Real Estate</i>	3052 N. Atlantic Blvd.	Fort Lauderdale	Broward	30-May	A11595937
\$45,000,000	CRISTINA CONDON <i>Sotheby's International Realty</i>	143 E. Inlet Drive	Palm Beach	Palm Beach	2-May	RX-10984161
\$44,000,000	ILONA DILLON <i>Waterfront Realty Group</i>	71 18th Ave. S	Naples	Collier	4-May	224039753
\$40,000,000	ALVARO ALFARO <i>Super Luxury Group</i>	82719 Old Highway	Islamorada	Monroe	21-May	A11588162
\$37,000,000	JAMES MORLOCK <i>Fidelity Real Estate</i>	8 Isla Bahia Drive	Fort Lauderdale	Broward	25-May	F10442604
\$35,000,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	1510 W. 23rd Street	Miami Beach	Miami-Dade	9-May	A11583854
\$33,975,000	DAVID ROBERTS <i>Royal Palm Properties</i>	360 E. Alexander Palm Road	Boca Raton	Palm Beach	3-May	RX-10984117
\$33,000,000	DAVID SETTGAST <i>ONE Sotheby's International Realty</i>	13080 Highway A1a	Vero Beach	Indian River	24-May	1014938
\$29,000,000	ELIZABETH DEWOODY <i>Compass Florida</i>	13 Via Vizcaya	Palm Beach	Palm Beach	6-May	RX-10984851
\$28,500,000	PAULETTE KOCH <i>The Corcoran Group</i>	110 Wells Road	Palm Beach	Palm Beach	6-May	RX-10984932
\$27,000,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	1236 S. Venetian Way	Miami	Miami-Dade	20-May	A11591088
\$26,975,000	AUSTIN BARIS <i>Miles Goldstein Real Estate</i>	298 W. Key Palm Road	Boca Raton	Palm Beach	27-May	A11594508
\$26,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	310 W. Dilido Drive	Miami Beach	Miami-Dade	10-May	A11585503
\$25,000,000	JOSEPH ORLANDINI <i>Premiera Plus Realty</i>	6400 Glock Drive	Fort Myers	Lee	15-May	223082084
\$22,500,000	MARK ZERVOS <i>Platinum Real Estate</i>	970 Aqua Circle	Naples	Collier	21-May	224040729

RESIDENTIAL PROPERTY HIGHLIGHT: CONDOMINIUM ATTACHED HOMES

Miami Area Dominates with Most Deals and Priciest Transactions

During May, and typical of the high end Florida condo market, Miami-Dade dominated the attached home market where seven out of the top 15 sales, as shown here, were located in Miami, Miami Beach and Sunny Isles Beach. The largest MLS-advertised sale was the \$17.8 million purchase of Apartment 2203, a three-bedroom home in the sky-scraping South Tower of the Continuum on South Beach located in the "SoFI" neighborhood. Edward Martinez of One Sotheby's International Realty held the listing and Kevin Crego of Compass Florida brought in the buyer.

The second and third largest MLS-advertised condo sales of May both surpassed the \$14 million mark. In the Continuum North Tower, Agent Martinez represented the seller of Apartment 3401 for \$14.43 million. Lisa Sanders of Related ISG Realty represented the buyer in that transaction. Representing the selling and buying parties of the purchase of Apartment 800, S. Pointe Drive, respectively, Jill Hertzberg of Coldwell Banker Realty and Tracy Galya of Douglas Elliman closed a \$14.4 million deal. The building, the Apogee in South Beach, is the most recent condominium built on Miami Beach's prestigious South Pointe Drive.

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MULTIMILLION DOLLAR CONDOS

LARGEST MLS-ADVERTISED CONDO SALE — LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$17,800,000	EDWARD MARTINEZ <i>One Sotheby's International Realty</i>	KEVIN CREGO <i>Compass Florida</i>	100 S. Pointe Drive, 2203	Miami Beach	9-May	A11551257

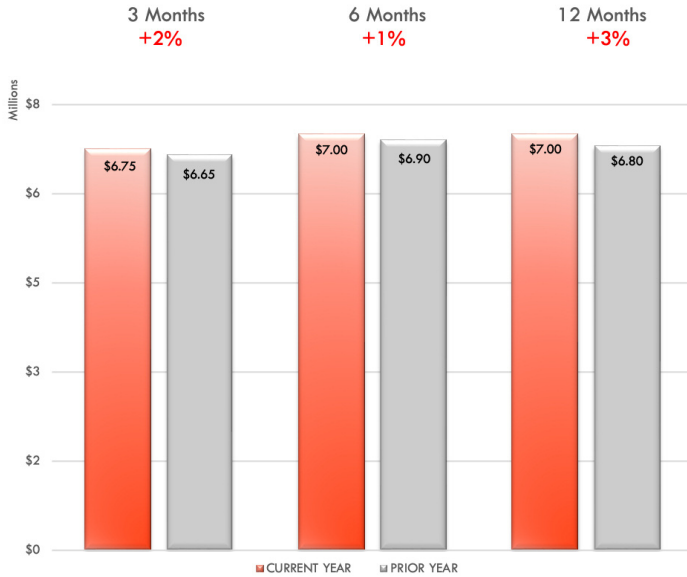
TOP 10 MLS-ADVERTISED CONDO SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$48,000,000	MICHAEL DUCHON <i>The Corcoran Group</i>	XIMENA PENUELA <i>Fort Realty</i>	9111 Collins Ave. N, Ph 4	Surfside	Mar-24	A11482394
\$28,154,095	SHERRYL DELISSER <i>Saifish Group Realty</i>	GABRIELLA PIMIENTA <i>Pimienta Realty</i>	3601 Townhouse Court	West Palm Beach	Sep-23	RX-10849127
\$27,988,425	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	1100 S. Flagler Drive, 2302	West Palm Beach	Apr-24	RX-10892877
\$25,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	CHRISTOPHER JUDE <i>PGutman</i>	5775 Collins Ave., Ph 2	Miami Beach	Apr-24	A11478573
\$24,175,000	TATYANA IONIN <i>Coldwell Banker</i>	KARLA ABAUNZA <i>Luxury Living Realty</i>	7463 Fisher Island Drive	Miami Beach	Jul-23	A11175283
\$24,000,000	JACQUELINE FELDMAN <i>One Sotheby's International Realty</i>	MILTADIS KASTANIS <i>Douglas Elliman</i>	9001 Collins Ave., S901	Surfside	Feb-24	A11374489
\$20,000,000	MICHAEL LAWLER <i>Douglas Elliman Florida</i>	RYAN SCHWARTZ <i>Naples Homes</i>	4100 Gulf Shore Blvd. N	Naples	Jan-24	222025412
\$19,750,000	XIMENA PENUELA <i>Clarke Realty</i>	MICHELE REDLICH <i>Coldwell Banker Realty</i>	9349 Collins Ave., 406	Doral	Jun-23	A11342785
\$19,500,000	FRANK PEZZUTI <i>Premier Sotheby's International Realty</i>	FRANK PEZZUTI <i>Premier Sotheby's International Realty</i>	8477 Bay Colony Drive, Ph 19	Naples	Aug-23	223030757
\$19,300,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	JILL EBER <i>Coldwell Banker Realty</i>	7954 Fisher Island Drive	Miami Beach	Apr-24	A11516491

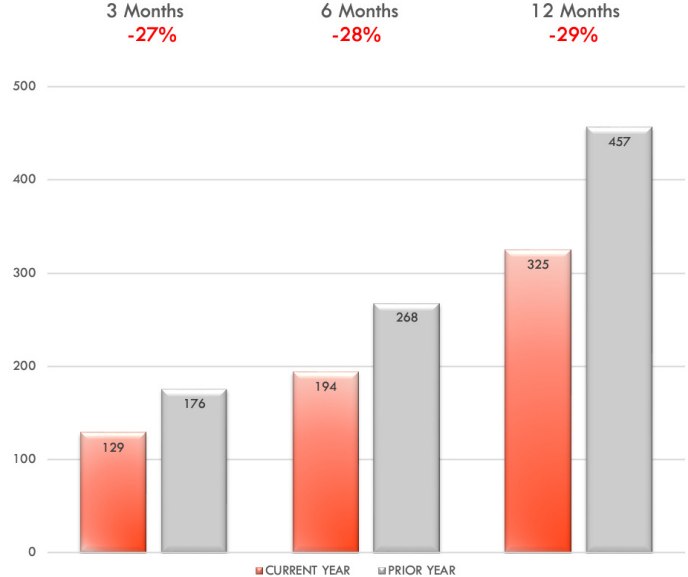
STATE OF FLORIDA
MULTIMILLION DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS CONDOMINIUMS

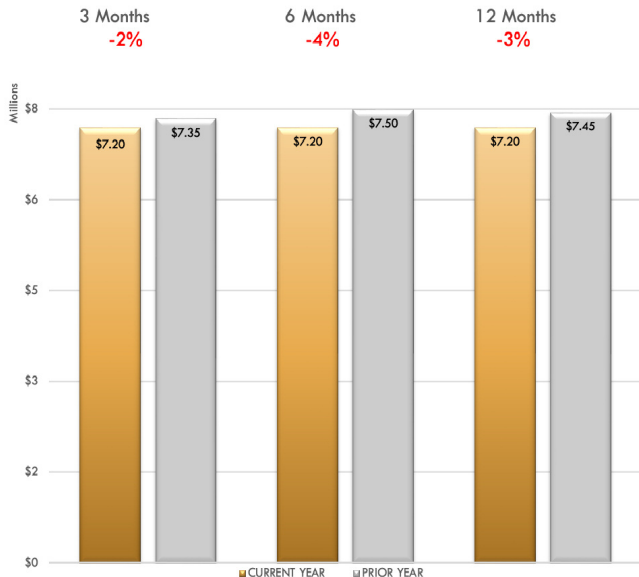
MEDIAN SELLING PRICE
Year-over-year



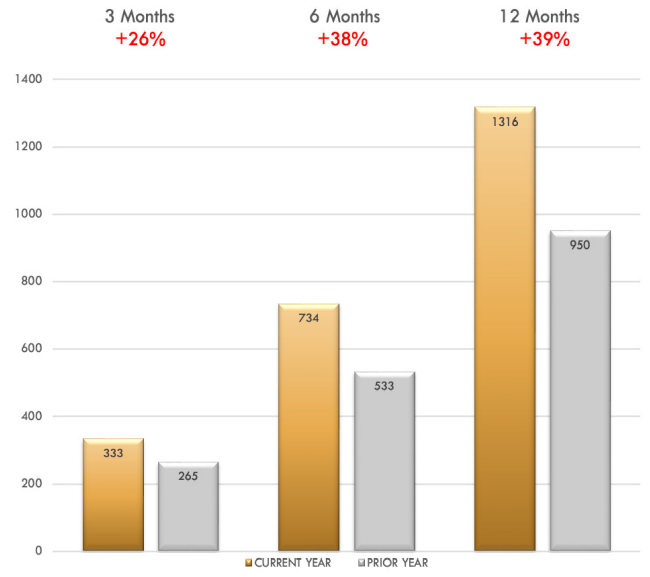
NUMBER OF CONDOS SOLD
Year-over-year



MEDIAN LISTING PRICE
Year-over-year



NUMBER OF CONDOS LISTED
Year-over-year



nss: no statistical significance
nc: no change

15 of 44 in Florida's \$5M-plus ultra luxury category

TOP MLS-ADVERTISED MAY CONDO SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$17,800,000	EDWARD MARTINEZ <i>One Sotheby's International Realty</i>	KEVIN CREGO <i>Compass Florida</i>	100 S. Pointe Drive, 2203	Miami Beach	9-May	A11551257
\$14,425,000	EDWARD MARTINEZ <i>One Sotheby's International Realty</i>	LISA SANDERS <i>Related ISG Realty</i>	50 S. Pointe Drive, 3401	Miami Beach	29-May	A11548540
\$14,400,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	TRACY GALYA <i>Douglas Elliman</i>	800 S. Pointe Drive, 1104	Miami Beach	31-May	A11505183
\$12,000,000	MARGIT BRANDT <i>Premier Estate Properties</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	1100 S. Flagler Drive, 602	West Palm Beach	30-May	RX-10944758
\$11,600,000	Non MLS Member	TONI EVERETT <i>The Toni Everett Company</i>	2912 W. Santiago Street, 2801	Tampa	6-May	J975540
\$11,350,000	LISA MORRIS <i>John R Wood Properties</i>	KATHLEEN CALLENDER <i>Florida Capital Realty</i>	605 S. Gulfstream Ave., 17	Sarasota	20-May	A4596740
\$10,500,000	KELLY PRUE <i>John R. Wood Properties</i>	JILL ROGERS <i>John R Wood Properties</i>	6897 Grenadier Blvd., 1804	Naples	10-May	223002272
\$10,000,000	MARIO KROEFF <i>Douglas Elliman</i>	SHEILA ROJAS <i>Brown Harris Stevens</i>	50 S. Pointe Drive, 2201	Miami Beach	15-May	A11513210
\$9,500,000	SENADA ADZEM <i>Douglas Elliman</i>	SENADA ADZEM <i>Douglas Elliman</i>	1000 S Ocean Blvd., 301	Boca Raton	24-May	RX-10965140
\$9,400,000	YANSY CHECA <i>Douglas Elliman</i>	YANSY CHECA <i>Douglas Elliman</i>	17901 Collins Ave., 2704	Sunny Isles Beach	3-May	A11497085
\$9,250,000	MICHAEL LAWLER <i>Douglas Elliman</i>	ERIK BARBER <i>Premier Sotheby's International Realty</i>	4601 Gulf Shore Blvd. N, 16	Naples	2-May	223094045
\$9,100,000	MARINA ZASLAVSKAYA <i>Keller Williams Elite Properties</i>	ADRIANA HERNANDEZ <i>Acqualina Realty</i>	17975 Collins Ave., 1502	Sunny Isles Beach	6-May	A11505122
\$8,794,000	SAMANTHA CURRY <i>Douglas Elliman Palm Beach</i>	SAMANTHA CURRY <i>Douglas Elliman Palm Beach</i>	529 S. Flagler Drive, Gph4	West Palm Beach	15-May	RX-10949281
\$8,675,000	LISA GALANTE <i>Lang Realty Delray Beach</i>	RICHARD DUSIK <i>Florida Beach Realty</i>	2500 S. Ocean Blvd., 203	Boca Raton	31-May	RX-10964866
\$8,500,000	LETICIA SILVEYRA <i>One Sotheby's International Realty</i>	JILL HERTZBERG <i>Coldwell Banker Realty</i>	4701 N. Meridian Ave., 512	Miami Beach	15-May	A11545111

15 of 97 in Florida's \$5M-plus ultra luxury category

TOP MLS-ADVERTISED MAY CONDO LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$28,995,000	ISAAC LUSTGARTEN <i>Official</i>	18501 Collins Ave., Ph 5204	Sunny Isles Beach	Miami-Dade	14-May	A11586491
\$28,000,000	TRACY GALYA <i>Douglas Elliman</i>	8955 Collins Ave., 402	Surfside	Miami-Dade	2-May	A11579374
\$26,995,000	RICHARD ELIAS <i>Coldwell Banker Realty</i>	9001 Collins Ave., S201	Surfside	Miami-Dade	10-May	A11577999
\$24,950,000	LISA CREGAN <i>Sotheby's International Realty</i>	1100 S. Flagler Drive, 2203	West Palm Beach	Palm Beach	15-May	RX-10987854
\$24,950,000	KARINA BATIEVSKY <i>Acqualina Realty</i>	17901 Collins Ave., Sf04	Sunny Isles Beach	Miami-Dade	16-May	A11586946
\$23,500,000	MICHAEL GOLDSTEIN <i>Acqualina Realty</i>	17975 Collins Ave., 901/1001	Sunny Isles Beach	Miami-Dade	7-May	A11583211
\$21,825,000	TATIANA EVERETT <i>Compass Florida</i>	125 Ocean Drive, U0303	Miami Beach	Miami-Dade	15-May	A11588463
\$19,750,000	MICHELE REDLICH <i>Coldwell Banker Realty</i>	4401 Collins Ave., Ph North	Miami Beach	Miami-Dade	8-May	A11581935
\$16,500,000	JILL EBER <i>Coldwell Banker Realty</i>	5311 Fisher Island Drive	Miami Beach	Miami-Dade	15-May	A11592700
\$15,500,000	MONICA COHAN <i>MC Miami Realty</i>	10203 Collins Ave., 1001	Bal Harbour	Miami-Dade	1-May	A11578194
\$15,500,000	JUDITH ZEDER <i>Coldwell Banker Realty</i>	2669 S. Bayshore Drive, Ph 1n	Coconut Grove	Miami-Dade	20-May	A11586255
\$13,250,000	VIRGINIA MANSILLA <i>Fortune Christie's International RE</i>	3400 SW 27th Ave., 2202	Miami	Miami-Dade	8-May	A11584233
\$11,500,000	BILL EARLS <i>John R Wood Properties</i>	4101 Gulf Shore Blvd. N, 15s	Naples	Collier	16-May	224040688
\$10,950,000	KARLA ABAUNZA <i>Luxury Living Realty</i>	5263 Fisher Island Drive, 5263	Miami Beach	Miami-Dade	17-May	A11590009
\$10,880,000	JULIA SOTO <i>MRI Realty Group</i>	9705 Collins Ave., 1001n	Bal Harbour	Miami-Dade	1-May	A11594963

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Rabideau Klein has provided trusted representation for buyers and sellers of Florida real estate for over fifteen years. Our attorneys hold the additional distinction of being Certified in Real Estate Law by the Florida Bar Board, and our dedicated team of paralegals have extensive experience in high-end transactions, business formation, finance, cross-border, and related matters. We provide thoughtful legal guidance throughout the legal process of our clients' property transfers including 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®

Stellar MLS: Includes 16 REALTOR® Associations

NEFAR MLS: Northeast Florida Association of REALTORS®

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