

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

DECEMBER 2024



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RESIDENTIAL PROPERTY HIGHLIGHT: SINGLE-FAMILY ULTRALUXURY HOMES

November Sets the Stage for a Hit Season

Florida's ultraluxury homes of \$5 million-plus saw increases in both valuation and volume of sales. Of the properties marketed during the last three-month spread, the median average price increased from \$6.59 million to \$6.8 million as compared to last year, and the number of homes sold increased 2%.

November's contributions included 83 closings in the category, with the largest topping out at \$34 million. Agent Rob Thomson of Waterfront Properties and Club Communities represented both the selling and buying parties of the Jupiter property, a palatial estate at 209 Commodore Drive is situated on 300 feet of prime waterfrontage with nine grand bedrooms. Additionally, of the 383 listings last month, six were tagged at \$50 million or more. The priciest Florida property was the lofty \$83.5 million offering of Lawrence Moens of Lawrence A. Moens Associates. The Palm Beach estate includes a three-level renovated mansion with beautifully proportioned columns, cornices and verandas in the British Colonial style.

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MULTIMILLION DOLLAR HOUSES

LARGEST MLS-ADVERTISED HOUSE SALE – LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$34,000,000	ROB THOMSON <i>Waterfront Properties & Club Comm's</i>	ROB THOMSON <i>Waterfront Properties & Club Comm's</i>	209 Commodore Drive	Jupiter	18-Nov	A11644544

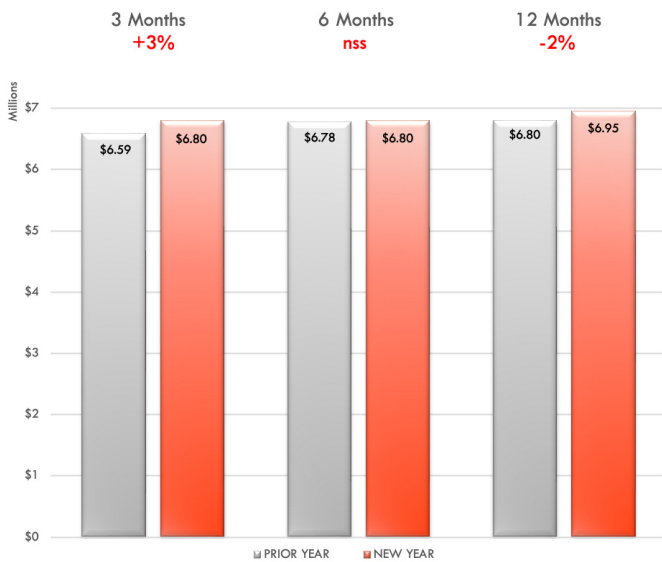
TOP 10 MLS-ADVERTISED HOUSE SALES – LAST 12 MONTHS

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> CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	10 Tarpon Isle	Palm Beach	May-24	RX-10939073
\$122,125,121	DANIEL HERTZBERG <i>Coldwell Banker Realty</i>	ZACHARY VICHINSKY <i>Bespoke Real Estate</i>	18 Lagorce Circle	Miami Beach	Oct-24	A11529138
\$72,250,000	DORA PUIG <i>Luxe Living Realty</i>	DORA PUIG <i>Luxe Living Realty</i>	4736 N. Bay Road	Miami Beach	Oct-24	A11307492
\$62,500,000	MIRCE CURKOSKI <i>One Sotheby's International Realty</i>	JILL EBER <i>Coldwell Banker Realty</i>	98 Lagorce Circle	Miami Beach	Jun-24	A11310107
\$51,631,500	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	200 Via Palma	Palm Beach	Jul-24	23-1752
\$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
\$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
\$42,600,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1110 S. Ocean Blvd.	Manalapan	Oct-24	24-109
\$42,500,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	101 Jungle Road	Palm Beach	Sep-24	RX-10830880

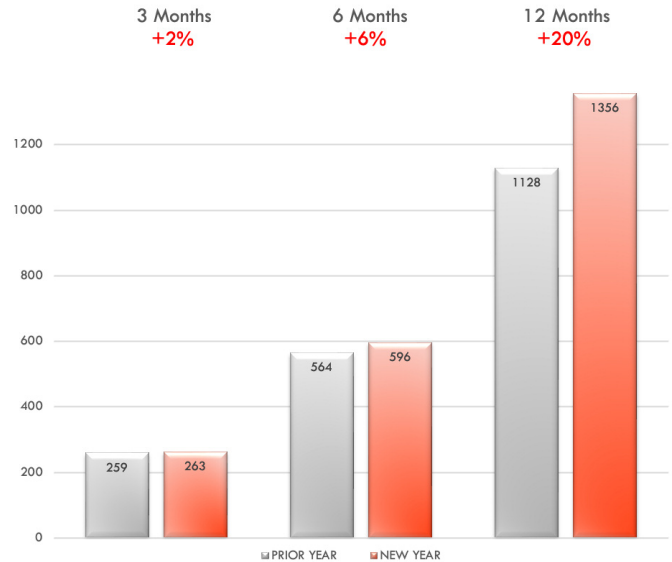
STATE OF FLORIDA
MULTIMILLION DOLLAR REAL ESTATE MARKET

\$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



*nss: no statistical significance

15 of 83 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED NOVEMBER HOUSE SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$34,000,000	ROB THOMSON <i>Waterfront Properties & Club Comm's</i>	ROB THOMSON <i>Waterfront Properties & Club Comm's</i>	209 Commodore Drive	Jupiter	18-Nov	A11644544
\$29,070,000	RICHARD PREBISH <i>William Raveis Real Estate</i>	LODGE MCKEE <i>Premier Sotheby's International Realty</i>	3401 Rum Row	Naples	15-Nov	223073949
\$23,500,000	GARY POHRER <i>Douglas Elliman</i>	VINCE SPADEA <i>Douglas Elliman</i>	1840 S. Ocean Blvd.	Manalapan	26-Nov	RX-11025976
\$19,500,000	CHENET NELSON <i>Fidelity Real Estate</i>	CHENET NELSON <i>Fidelity Real Estate</i>	2300 Aqua Vista Blvd.	Ft Lauderdale	27-Nov	A11702343
\$16,500,000	RAQUEL SRAGOWICZ <i>Citadel Realty</i>	SHNEUR SHAPIRA <i>The Brokerage South Florida RE</i>	166 Bal Bay Drive	Bal Harbour	19-Nov	A11696101
\$16,400,000	FRANK SAJTAR <i>William Raveis Real Estate</i>	SHAY TRASK <i>Gulf Coast International Properties</i>	3595 Gin Lane	Naples	6-Nov	224012168
\$16,000,000	TODD NORDSTROM <i>Compass Florida</i>	ROBERTO QUIROZ <i>One Sotheby's International Realty</i>	1155 N Shore Drive	Miami Beach	25-Nov	A11661833
\$16,000,000	MICHAEL LEIBOWITZ <i>Leibowitz Realty Group</i>	RICHARD WOOD <i>Frankel Ball Realty</i>	229 Commodore Drive	Jupiter	25-Nov	RX-11040018
\$14,000,000	BEN BRICKEN <i>Alys Beach Properties</i>	BEN BRICKEN <i>Alys Beach Properties</i>	250 Buggy Whip Lane	Inlet Beach	22-Nov	952379
\$13,500,000	HEATH SECKEL <i>Boca Grande Real Estate</i>	ZEKE SIEGLAFF <i>Gulf To Bay Sotheby's International Realty</i>	898 Hill Tide Lane	Boca Grande	7-Nov	D6135458
\$13,375,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH <i>The Corcoran Group</i>	345 Pendleton Lane	Palm Beach	15-Nov	RX-10991604
\$12,900,000	ROBERT THOMSON <i>Waterfront Properties & Club Comm's</i>	MATTHIAS FRETZ <i>Douglas Elliman</i>	231 Commodore Drive	Jupiter	25-Nov	A11670079
\$12,600,000	CHARLES RUCK <i>Potter Trinity</i>	CHARLES RUCK <i>Potter Trinity</i>	27100 Hickory Blvd.	Bonita Springs	8-Nov	224066187
\$12,575,000	KENDALL BORELLI <i>West Shore Properties Real Estate</i>	REX MILLER <i>William Raveis Real Estate</i>	198 Caribbean Road	Naples	12-Nov	224051122
\$12,100,000	MARGIT BRANDT <i>Premier Estate Properties</i>	JUDGE MOSS <i>Sotheby's International Realty</i>	232 Sandpiper Drive	Palm Beach	20-Nov	RX-11021646

15 of 383 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED NOVEMBER HOUSE LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$83,500,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	2315 S. Ocean Blvd.	Palm Beach Estates	Palm Beach	11-Nov	RX-11037073
\$78,000,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	284 Bal Bay Drive	Bal Harbour	Miami-Dade	14-Nov	A11688577
\$74,000,000	PASCAL LIGUORI <i>Premier Estate Properties</i>	701 S. Ocean Blvd.	Delray Beach	Palm Beach	4-Nov	RX-11033961
\$60,000,000	ALBERT JUSTO <i>One Sotheby's International Realty</i>	130 Palm Ave.	Miami Beach	Miami-Dade	20-Nov	A11697102
\$55,000,000	SENADA ADZEM <i>Douglas Elliman</i>	16171 Quiet Vista Circle	Delray Beach	Palm Beach	21-Nov	RX-11039393
\$54,000,000	LIZ HOGAN <i>BHH Florida Realty</i>	43 Star Island Drive	Miami Beach	Miami-Dade	1-Nov	A11676770
\$49,950,000	LINDA GORE <i>One Sotheby's International Realty</i>	17667 SE Federal Highway	Jupiter	Palm Beach	18-Nov	RX-11039552
\$49,750,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	8565 Old Cutler Road	Coral Gables	Miami-Dade	15-Nov	A11694014
\$49,000,000	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	1230 S. Ocean Blvd.	Palm Beach	Palm Beach	1-Nov	RX-11033429
\$45,000,000	TYLER POTTS <i>One Sotheby's International Realty</i>	13054 NW Gilson Road	Palm City	St. Lucie	20-Nov	RX-11038873
\$44,995,000	ALEXANDER GOLDSTEIN <i>Avanta Way Realty</i>	385 Centre Isle	Golden Beach	Miami-Dade	29-Nov	A11701191
\$39,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	690 Island Drive	Everglades Island	Palm Beach	11-Nov	RX-11036967
\$39,900,000	LEILA KALLOP <i>William Raveis Real Estate</i>	320 S. Beach Road	Jupiter Island	Martin	26-Nov	A11684433
\$38,000,000	ANDREW GIRALDO <i>William Raveis Real Estate</i>	433 S. Beach Road	Jupiter Island	Martin	26-Nov	RX-11040521
\$37,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	5 Via Sunny	Palm Beach	Palm Beach	26-Nov	RX-11040502

RESIDENTIAL PROPERTY HIGHLIGHT: CONDOMINIUM ULTRALUXURY HOMES

Numbers Continue to Climb in Ultraluxury Market

In Florida's attached ultraluxury home category of \$5 million or more there was a 20% increase in the number of luxury listings and a 5% percent increase in the median average price during the last three months as compared to the same period last year. In November, inventory increased by 130 and 15 of those were priced at \$20 million or more. The most expensive November offerings were for West Palm Beach and Surfside properties. Christian Angle of Christian Angle Real Estate presented the Penthouse at 1309 South Flagler in the brand new 25-story waterfront tower, Forte On Flagler, for \$47.5 million. The top listing was Ximena Penuela of Fort Realty's presentation of the \$55 million Penthouse 6 at 9111 Collins Avenue, located in one of the two The Surf Club Four Seasons towers.

The largest November sale of marketed detached properties took place in Naples. Penthouse 4 at 6697 Grenadier Boulevard, a newer coastline condominium advertising a vast "range of materials and luxury finishes throughout... [and] stunning, unobstructed views of the beautiful Naples coastline," brought \$17.5 million. Tim Savage of Gulf Coast International Properties held the listing and Dante DiSabato of William Raveis Real Estate brought in the buyer.

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MULTIMILLION DOLLAR CONDOS

LARGEST MLS-ADVERTISED CONDO SALE — LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$17,500,000	WILLIAM EARLS <i>John R. Wood Properties</i>	FRANK SAJTAR <i>William Raveis Real Estate</i>	6897 Grenadier Blvd., Ph 4	Naples	24-Nov	223024322

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
\$37,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	DON PINGARO <i>Official Real Estate</i>	7001 Fisher Island Drive, Ph 1	Miami Beach	Jun-24	A11507600
\$33,000,000	CHAD CARROLL <i>Compass Florida</i>	STEPHAN HERMIDA <i>Engel & Volkers Miami</i>	1451 Brickell Ave., Ph 56	Miami	Oct-24	A11515752
\$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
\$24,000,000	JACQUELINE FELDMAN <i>One Sotheby's International Realty</i>	MILTADIS KASTANIS <i>Douglas Elliman</i>	9001 Collins Ave., S901	Surfside	Feb-24	A11374489
\$21,244,000	GEORGIA KOPELOUSOS <i>Michael Saunders & Company</i>	MICHAEL MOULTON <i>Michael Saunders & Company</i>	1561 Gulf Of Mexico Drive, 201 & 202	Longboat Key	Sep-24	A4624339
\$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
\$19,500,000	CHAD CARROLL <i>Compass Florida</i>	MALGOZATA FULLER <i>One Sotheby's International Realty</i>	2669 S. Bayshore Drive, Lph N	Miami	Aug-24	A11433836
\$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

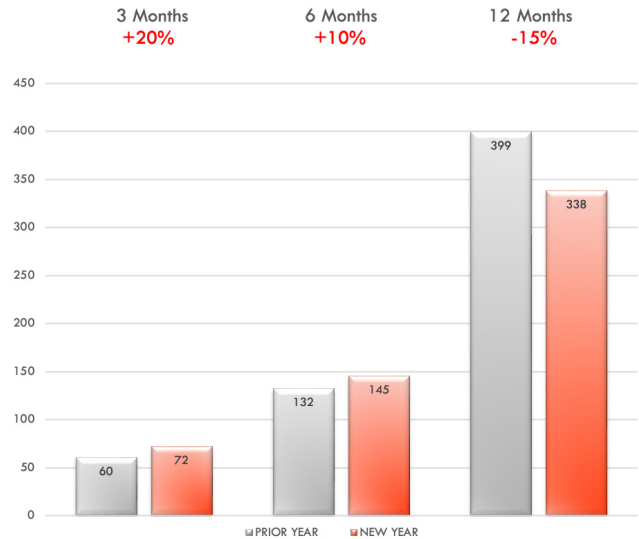
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\$5 Million-Plus Condominiums

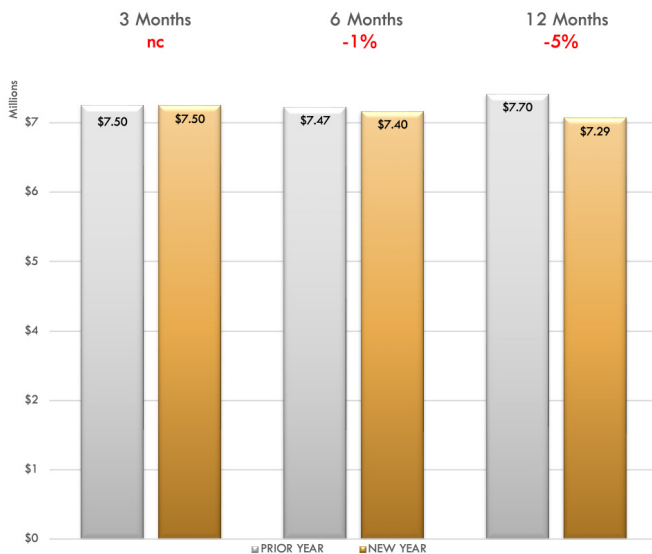
MEDIAN SELLING PRICE
Year-over-year



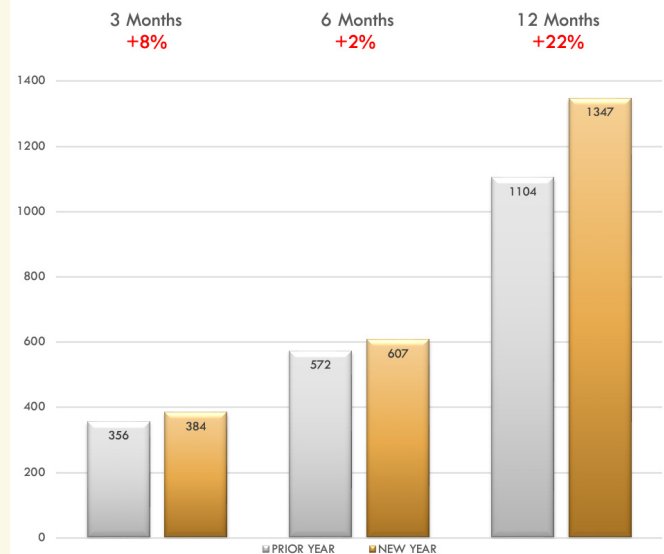
NUMBER OF CONDOS SOLD
Year-over-year



MEDIAN LISTING PRICE
Year-over-year



NUMBER OF CONDOS LISTED
Year-over-year



15 of 21 in Florida's \$5M-plus ultraluxury category

TOP MLS-ADVERTISED NOVEMBER CONDO SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$17,500,000	TIM SAVAGE <i>Gulf Coast International Properties</i>	DANTE DISABATO <i>William Raveis Real Estate</i>	6897 Grenadier Blvd., Ph 4	Naples	24-Nov	223024322
\$12,500,000	KEVIN CONDON <i>Sotheby's International Realty</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	2 N. Breakers Row, N42	Palm Beach	13-Nov	RX-10939522
\$11,350,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	CAROLINA PUEYO <i>Sotheby's International Realty</i>	5211 Fisher Island Drive, 5211	Miami Beach	15-Nov	A11500565
\$10,875,000	ETHAN ASSOULINE <i>Douglas Elliman</i>	ANNA SHERRILL <i>ONE Sotheby's International Realty</i>	10203 Collins Ave., 1702	Bal Harbour	26-Nov	A11663105
\$10,796,000	JENNIFER KILPATRICK <i>The Corcoran Group</i>	TODD LIPSICH <i>Luxury Partners Realty</i>	1901 S. Ocean Blvd., 19	Delray Beach	14-Nov	RX-11021711
\$8,995,000	LYNN MORRIS <i>Michael Saunders & Company</i>	DEBRA LICHTER <i>Sarasota Beach To Bay</i>	1581 Gulf Of Mexico Drive, 208	Longboat Key	22-Nov	A4630044
\$8,712,500	CHRISTOPHER WANDS <i>Douglas Elliman</i>	CHRISTOPHER WANDS <i>Douglas Elliman</i>	500 Alton Road, 4402	Miami Beach	26-Nov	A11571603
\$8,300,000	RYAN MENDELL <i>Maxwell E Realty</i>	MARINA ZASLAVSKAYA <i>Keller Williams Elite Properties</i>	9701 Collins Ave., 701s	Bal Harbour	14-Nov	A11658031
\$7,650,000	TIM SAVAGE <i>Gulf Coast International Properties</i>	DANTE DISABATO <i>William Raveis Real Estate</i>	1581 Gulf Of Mexico Drive, 308	Longboat Key	25-Nov	A4630258
\$7,639,817	LYNN MORRIS <i>Michael Saunders & Company</i>	Non MLS member	1581 Gulf Of Mexico Drive, 605	Longboat Key	15-Nov	A4624130
\$7,100,000	ROBERTA INGLETTO <i>RGI Realty</i>	CRISTIANO PIQUET <i>Piquet Realty</i>	9701 Collins Ave., 1602s	Bal Harbour	12-Nov	A11587733
\$6,750,000	WILLIAM EARLS <i>John R. Wood Properties</i>	FRANK SAJTAR <i>William Raveis Real Estate</i>	4951 Gulf Shore Blvd. N, Ph 101	Naples	25-Nov	223077068
\$6,600,000	ETHAN ASSOULINE <i>Douglas Elliman</i>	ANNA SHERRILL <i>One Sotheby's International Realty</i>	9701 Collins Ave. 603s	Bal Harbour	26-Nov	A11364782
\$6,562,500	CHAD CARROLL <i>Compass Florida</i>	CHAD CARROLL <i>Compass Florida</i>	10201 Collins Ave., 2406	Bal Harbour	18-Nov	A11559220
\$6,300,000	MICHAEL LAWLER <i>Douglas Elliman</i>	MAGGIE IVES <i>Premier Sotheby's International Realty</i>	4925 Gulf Shore Blvd., 2406	Naples	20-Nov	224079822

15 of 130 in Florida's \$5M-plus ultraluxury category

TOP MLS-ADVERTISED NOVEMBER CONDO LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$55,000,000	XIMENA PENUELA <i>Fort Realty</i>	9111 Collins Ave. N, Ph 6	Surfside	Miami-Dade	11-Nov	A11691335
\$47,500,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1309 S. Flagler Drive, Ph	West Palm Beach	Palm Beach	8-Nov	RX-11036093
\$38,500,000	RUTHIE ASSOULINE <i>Douglas Elliman</i>	10201 Collins Ave., 2601	Bal Harbour	Miami-Dade	21-Nov	A11697411
\$33,000,000	ERIC JOHNSON <i>One Sotheby's International Realty</i>	9111 Collins Ave., N721	Surfside	Miami-Dade	22-Nov	A11697487
\$32,500,000	CRISTIANO PIQUET <i>Piquet Realty</i>	300 S. Pointe Drive, 4005	Miami Beach	Miami-Dade	11-Nov	A11691751
\$29,500,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	101 20th Street, 3503/06	Miami Beach	Miami-Dade	18-Nov	A11695423
\$27,900,000	MICHAEL GOLDSTEIN <i>Acqualina Realty</i>	17975 Collins Ave., 4701/2	Sunny Isles Beach	Miami-Dade	19-Nov	A11691383
\$24,500,000	JUDY ZEDER <i>Well Banker Realty</i>	2811 S. Bayshore Drive A	Miami	Miami-Dade	19-Nov	A11678713
\$24,500,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	5959 Collins Ave., 3005	Miami Beach	Miami-Dade	20-Nov	A11696981
\$23,750,000	JUDY ZEDER <i>Well Banker Realty</i>	2627 S. Bayshore Drive, 3201	Miami	Miami-Dade	20-Nov	A11680821
\$21,500,000	SAMANTHA CURRY <i>Douglas Elliman</i>	1100 S. Flagler Drive, 2202	West Palm Beach	Palm Beach	14-Nov	RX-11037141
\$20,500,000	CRISSY POORMAN <i>Sotheby's International Realty</i>	120 Jupiter Key Road	Jupiter	Palm Beach	1-Nov	RX-11033412
\$20,000,000	ANCA MIRESCU <i>Douglas Elliman</i>	500 Alton Road, Lph 4702	Miami Beach	Miami-Dade	19-Nov	A11694331
\$19,990,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	17749 Collins Ave., TS39	Sunny Isles Beach	Miami-Dade	14-Nov	A11671292
\$19,950,000	XIMENA PENUELA <i>Fort Realty</i>	9149 Collins Ave., 604	Surfside	Miami-Dade	21-Nov	A11693114



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REAL ESTATE LAW**

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Our real estate law firm has provided trusted representation for buyers and sellers of Florida properties for over fifteen years. The Board Certified Real Estate attorneys at Rabideau Klein and their dedicated team of paralegals have extensive experience in high-end real estate, business formation, finance, cross-border, and related matters. We provide thoughtful, personalized guidance through the legal process of each of our clients' property transactions including the purchase and disposition of single-family homes, condominiums, co-ops, vacant land, investment and commercial properties.

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 Assoc. of REALTORS®

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