

# Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

JANUARY 2025



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## RESIDENTIAL PROPERTY HIGHLIGHT: SINGLE-FAMILY ULTRALUXURY HOMES

### Q4 Extraluxe Price Point Jumps 12%

Florida's end-of-year numbers in the advertised ultraluxury single-family home market indicate a positive trend where the median average selling price rose 3% as compared to last year, and inventory increased 21% in the \$5 million plus category.

Quarter Four numbers show an exceptional three-month stint where the median average selling price increased 12% as compared to last year, and the number of homes sold increased 27%. The largest advertised Q4 single-family home sale happened in October with the \$122.13 million purchase of 18 Lagorce Circle in Miami Beach. Agent, Dina Goldentayer of Douglas Elliman handled both sides of the sale.

The sale of another Miami Beach property was December's largest transaction, the purchase of 6440 N. Bay Road for \$35.45 million. Daniel Hertzberg of Coldwell Banker Realty held the listing while David Solomon of BHHS EWM Realty brought in the buyer.

#### 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	CITY	SALE DATE	MLS NUMBER
\$35,447,963	<b>DANIEL HERTZBERG</b> <i>Coldwell Banker Realty</i>	<b>DAVID SOLOMON</b> <i>BHHS EWM Realty</i>	6440 N. Bay Road	Miami Beach	6-Dec	A11714710

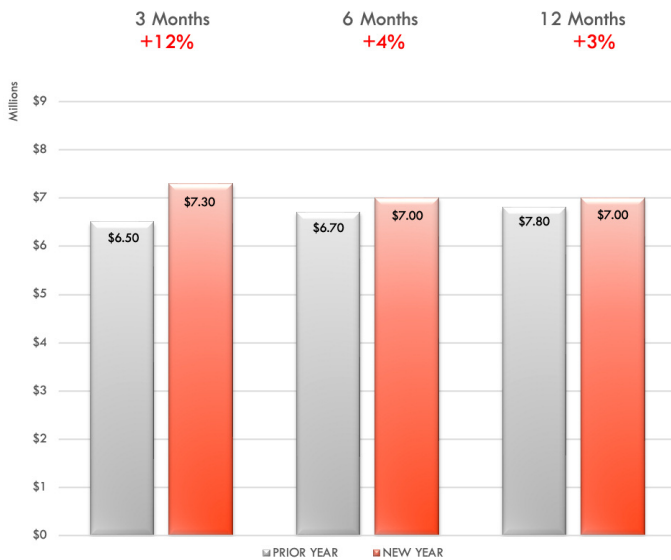
### TOP 10 MLS-ADVERTISED HOUSE SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$152,000,000	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i> <b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman Palm Beach</i>	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	10 Tarpon Isle	Palm Beach	May-24	RX-10939073
\$122,125,121	<b>DINA GOLDENTAYER</b> <i>Douglas Elliman</i>	<b>DINA GOLDENTAYER</b> <i>Douglas Elliman</i>	18 Lagorce Circle	Miami Beach	Oct-24	A11529138
\$72,250,000	<b>DORA PUIG</b> <i>Luxe Living Realty</i>	<b>JILL EBER</b> <i>Coldwell Banker Realty</i>	4736 N. Bay Road	Miami Beach	Oct-24	A11307492
\$62,500,000	<b>MIRCE CURKOSKI</b> <i>One Sotheby's International Realty</i>	<b>JILL EBER</b> <i>Coldwell Banker Realty</i>	98 Lagorce Circle	Miami Beach	Jun-24	A11310107
\$51,631,500	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	200 Via Palma	Palm Beach	Jul-24	23-1752
\$51,250,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>PHATAVANH OLSEN</b> <i>Douglas Elliman Palm Beach</i>	200 S. Ocean Blvd.	Palm Beach	May-24	RX-10956908
\$49,600,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	315 Chapel Hill Road	Palm Beach	May-24	RX-10924786
\$43,770,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>JEREMY STEWART</b> <i>Park View Realty</i>	205 Via Tortuga	Palm Beach	Apr-24	RX-10977536
\$42,600,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	1110 S. Ocean Blvd.	Manalapan	Oct-24	24-109
\$42,500,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	101 Jungle Road	Palm Beach	Sep-24	RX-10830880

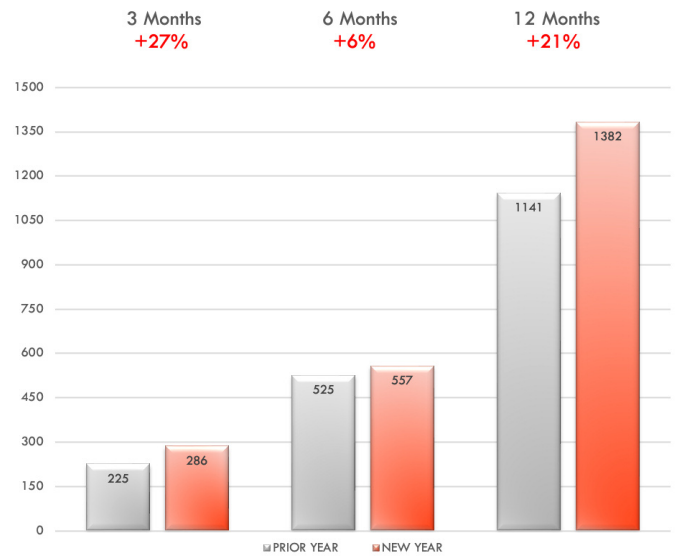
**STATE OF FLORIDA**  
**MULTIMILLION DOLLAR REAL ESTATE MARKET**

## \$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



nc: no change  
nss: no statistical significance

15 of 112 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED DECEMBER HOUSE SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$35,447,963	<b>DANIEL HERTZBERG</b> <i>Coldwell Banker Realty</i>	<b>DAVID SOLOMON</b> <i>BHHS EWM Realty</i>	6440 N. Bay Road	Miami Beach	6-Dec	A11714710
\$30,795,250	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>VINCE SPADEA</b> <i>Douglas Elliman</i>	322 Clarke Ave.	Palm Beach	12-Dec	RX-11004725
\$30,795,250	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>VINCE SPADEA</b> <i>Douglas Elliman</i>	1066 N. Ocean Blvd.	Palm Beach	12-Dec	24-1066
\$23,800,000	<b>SADDY ABAUNZA</b> <i>One Sotheby's International Realty</i>	<b>NELSON GONZALEZ</b> <i>BHHS EWM Realty</i>	4521 Pine Tree Drive	Miami Beach	3-Dec	A11359437
\$22,350,000	<b>TIM ELMES</b> <i>Compass</i>	<b>TIM ELMES</b> <i>Compass</i>	2724 Sea Island Drive	Fort Lauderdale	6-Dec	F10397739
\$21,000,000	<b>MARIANA NIRO</b> <i>Serhant</i>	<b>MARIANA NIRO</b> <i>Serhant</i>	6915 Valencia Drive	Fisher Island	26-Dec	A11650043
\$19,500,000	<b>RICHARD TRUE</b> <i>The Corcoran Group</i>	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	323 Chilean Ave.	Palm Beach	17-Dec	24-1287
\$17,500,000	<b>MOSHE GOLDSHTEIN</b> <i>One Sotheby's International Realty</i>	<b>MOSHE GOLDSHTEIN</b> <i>One Sotheby's International Realty</i>	74 Bal Bay Drive	Bal Harbour	30-Dec	A11448429
\$16,250,000	<b>MATTHIAS FRETZ</b> <i>Douglas Elliman</i>	<b>MATTHIAS FRETZ</b> <i>Douglas Elliman</i>	18826 Loxahatchee River Road	Jupiter	12-Dec	RX-11045327
\$15,500,000	<b>MARIANA NIRO</b> <i>Serhant</i>	<b>SIVAN ERTEN</b> <i>Erten Realty</i>	250 W. San Marino Drive	Miami Beach	20-Dec	A11513372
\$15,292,470	<b>JOHNNY DELPRETE</b> <i>Douglas Elliman</i>	<b>MELANIE BARRE</b> <i>One Sotheby's International Realty</i>	162 Bears Club Drive	Jupiter	4-Dec	RX-11017875
\$14,800,000	<b>MICHAEL DUCHON</b> <i>The Corcoran Group</i>	<b>JOEL LUSKY</b> <i>The Brokerage South Florida RE</i>	932/940 88th Street	Surfside	5-Dec	A11671565
\$14,314,562	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>ELIZABETH SAVAGE</b> <i>Brown Harris Stevens of Palm Beach</i>	130 Algoma Road	Palm Beach	1-Dec	RX-10776884
\$13,950,000	<b>CLAUDINE COTO</b> <i>One Sotheby's International Realty</i>	<b>CLAUDINE COTO</b> <i>One Sotheby's International Realty</i>	4 Harbor Point	Key Biscayne	13-Dec	A11635992
\$13,700,000	<b>JOHN PUTZIG</b> <i>RE/MAX First</i>	<b>JOHN PUTZIG</b> <i>RE/MAX First</i>	951 Hillsboro Mile	Hillsboro Beach	13-Dec	F10465685

15 of 418 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED DECEMBER HOUSE LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$60,000,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	516 S. Ocean Blvd.	Palm Beach	Palm Beach	12-Dec	RX-11044290
\$55,500,000	<b>LOURDES ALATRISTE</b> <i>Douglas Elliman</i>	3310 Devon Court	Miami	Miami-Dade	5-Dec	A11704088
\$49,500,000	<b>TIM SAVAGE</b> <i>Gulf Coast International Properties</i>	3035 Fort Charles Drive	Naples	Collier	6-Dec	224098719
\$44,950,000	<b>TAYLOR CANADA</b> <i>Gulf Coast International Properties</i>	860 Admiralty Parade E	Naples	Collier	4-Dec	224093367
\$39,995,000	<b>RICHARD TRUE</b> <i>The Corcoran Group</i>	311 Polmer Park Road	Palm Beach	Palm Beach	30-Dec	24-1990
\$39,000,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	206 Phipps Plaza	Palm Beach	Palm Beach	17-Dec	RX-11045669
\$39,000,000	<b>CINDY O'DARE</b> <i>One Sotheby's International Realty</i>	3700 Ocean Drive	Vero Beach	Indian River	13-Dec	283650
\$38,500,000	<b>JORGE MARTINEZ</b> <i>One Sotheby's International Realty</i>	49 Palm Ave.	Miami Beach	Miami-Dade	2-Dec	A11702121
\$36,500,000	<b>DINA GOLDENTAYER</b> <i>Douglas Elliman</i>	1005 Links Drive	Miami Beach	Miami-Dade	5-Dec	A11703818
\$36,000,000	<b>MOE MOSSA</b> <i>Savvy Avenue</i>	650 Lugo Ave.	Coral Gables	Miami-Dade	4-Dec	F10473556
\$35,995,000	<b>REX MILLER</b> <i>William Raveis Real Estate</i>	3880 Rum Row	Naples	Collier	28-Dec	224104651
\$35,950,000	<b>HILARY MUSSER</b> <i>Hilary Musser Real Estate</i>	6315 S. Flagler Drive	West Palm Beach	Palm Beach	14-Dec	RX-11045024
\$35,900,000	<b>JAMES MORLOCK</b> <i>Fidelity Real Estate</i>	23 Isla Bahia Drive	Fort Lauderdale	Broward	2-Dec	F10474162
\$34,995,000	<b>STEVEN PRESSON</b> <i>The Corcoran Group</i>	1275 Lands End Road	Lantana	Palm Beach	2-Dec	24-1829
\$34,750,000	<b>CARMEN D'ANGELO</b> <i>Premier Estate Properties</i>	829 Orchid Drive	Boca Raton	Palm Beach	2-Dec	RX-11041787



## RESIDENTIAL PROPERTY HIGHLIGHT: CONDOMINIUM ULTRALUXURY HOMES

### Major Player Palazzo del Sol Scores Big Time

While attached homes account for a much smaller segment of Florida’s \$5 million-plus residential market than single-family homes, during Q4, there was a 14% increase in the number of condos sold for a total of 75 as compared to 66 last year, and the average mean price point during that period increased 1% to \$7.53 million.

Of the 22 condos sold in the category during December, the priciest property sold during Q4 was the \$14.5 million sale of 7003 Fisher Island Drive in Miami Beach. The waterfront penthouse in the Palazzo Del Sol building was listed by Dina Goldentayer of Douglas Elliman while Jill Eber of Coldwell Banker Realty represented the buying party. Agent Goldentayer also presented the largest new listing of the month, 7061 Fisher Island Drive, for \$36.5 million. The home’s ad reads, “Residence 7061 reigns supreme at Palazzo del Sol.” Close behind in price, the second largest listing was tagged at \$32 million, a Highland Beach penthouse listed by Brandon Rothenberg of Ellimar Enterprises.

#### CONTACTS

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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
\$14,500,000	<b>DINA GOLDENTAYER</b> <i>Douglas Elliman</i>	<b>JILL EBER</b> <i>Coldwell Banker Realty</i>	7034 Fisher Island Drive	Miami Beach	12-Dec	A11642078

### 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	<b>MICHAEL DUCHON</b> <i>The Corcoran Group</i>	<b>XIMENA PENUELA</b> <i>Fort Realty</i>	9111 Collins Ave. N, Ph 4	Surfside	Mar-24	A11482394
\$37,000,000	<b>DINA GOLDENTAYER</b> <i>Douglas Elliman</i>	<b>ISAAC LUSTGARTEN</b> <i>Official Real Estate</i>	7001 Fisher Island Drive, Ph 1	Miami Beach	Jun-24	A11507600
\$33,000,000	<b>CHAD CARROLL</b> <i>Compass Florida</i>	<b>STEPHAN HERMIDA</b> <i>Engel Volkers Miami</i>	1451 Brickell Ave., Ph 56	Miami	Oct-24	A11515752
\$27,988,425	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	1100 S. Flagler Drive, 2302	West Palm Beach	Apr-24	RX-10892877
\$25,000,000	<b>DINA GOLDENTAYER</b> <i>Douglas Elliman</i>	<b>CHRISTOPHER JUDE</b> <i>PGutman</i>	5775 Collins Ave., Ph 2	Miami Beach	Apr-24	A11478573
\$24,000,000	<b>JACQUELINE FELDMAN</b> <i>One Sotheby's International Realty</i>	<b>MILTADIS KASTANIS</b> <i>Douglas Elliman</i>	9001 Collins Ave., S901	Surfside	Feb-24	A11374489
\$21,244,000	<b>GEORGIA KOPELOUSOS</b> <i>Michael Saunders &amp; Company</i>	<b>MICHAEL MOULTON</b> <i>Michael Saunders &amp; Company</i>	1561 Gulf Of Mexico Drive, 201 & 202	Longboat Key	Sep-24	A4624339
\$20,000,000	<b>MICHAEL LAWLER</b> <i>Douglas Elliman Florida</i>	<b>RYAN SCHWARTZ</b> <i>Naples Homes</i>	4100 Gulf Shore Blvd. N	Naples	Jan-24	222025412
\$19,500,000	<b>CHAD CARROLL</b> <i>Compass Florida</i>	<b>MALGOZATA FULLER</b> <i>One Sotheby's International Realty</i>	2669 S. Bayshore Drive, Lph N	Miami	Aug-24	A11433836
\$19,300,000	<b>JULIAN JOHNSTON</b> <i>The Corcoran Group</i>	<b>JILL EBER</b> <i>Coldwell Banker Realty</i>	7954 Fisher Island Drive	Miami Beach	Apr-24	A11516491

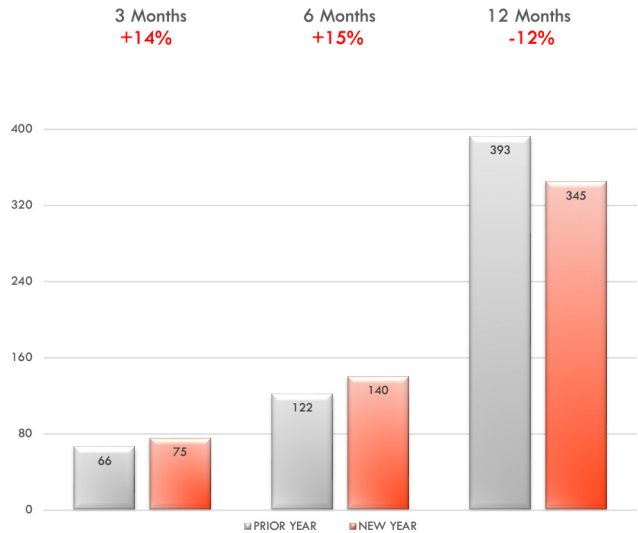
**STATE OF FLORIDA**  
**MULTIMILLION DOLLAR REAL ESTATE MARKET**

## \$5 Million-Plus Condominiums

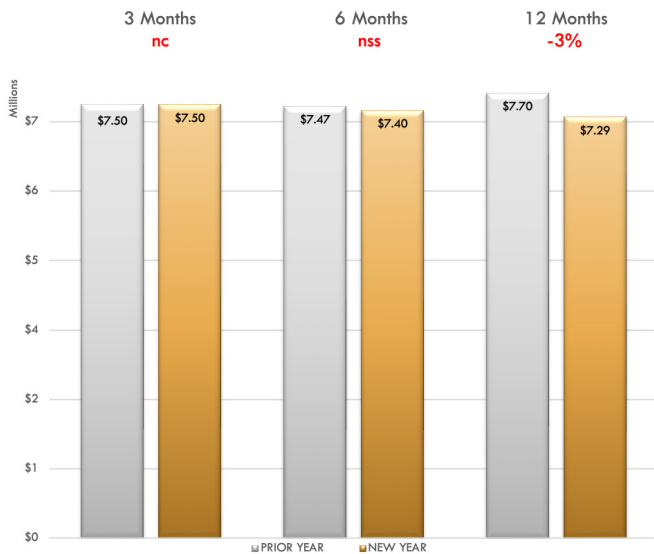
**MEDIAN SELLING PRICE**  
Year-over-year



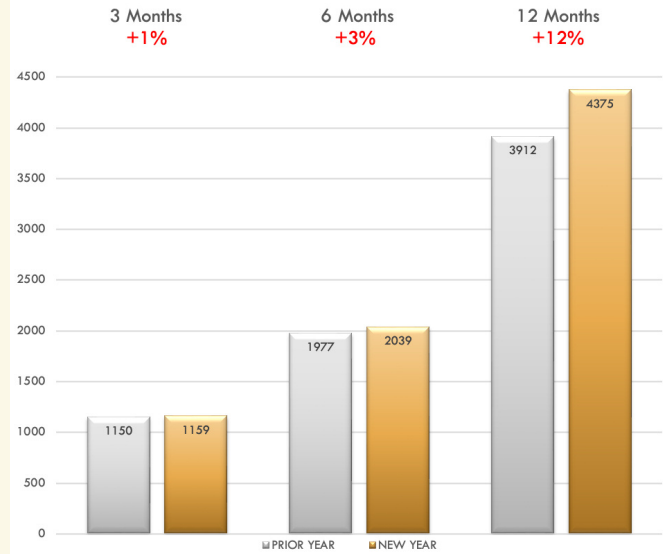
**NUMBER OF CONDOS SOLD**  
Year-over-year



**MEDIAN LISTING PRICE**  
Year-over-year



**NUMBER OF CONDOS LISTED**  
Year-over-year



nc: no change  
nss: no statistical significance



15 of 22 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED DECEMBER CONDO SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$14,500,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	JILL EBER <i>Coldwell Banker Realty</i>	7034 Fisher Island Drive	Miami Beach	12-Dec	A11642078
\$14,300,000	MICHAEL DUCHON <i>The Corcoran Group</i>	XIMENA PENUELA <i>Fort Realty</i>	9001 Collins, S1009	Surfside	16-Dec	A11632519
\$12,512,637	MICHAEL SAUNDERS <i>Michael Saunders Company</i>	MICHAEL SAUNDERS <i>Michael Saunders Company</i>	1561 Gulf of Mexico Drive, 501	Longboat Key	27-Dec	A4632996
\$10,375,000	JILL ROGERS <i>John R Wood Properties</i>	MARY JO CHAMBERLIN <i>John R Wood Properties</i>	8171 Bay Colony Drive, Ph 2	Naples	17-Dec	224084692
\$9,500,000	MARIA YUDINA <i>Aira Luxe</i>	JUDY ZEDER <i>Coldwell Banker Realty</i>	7944 Fisher Island Drive	Miami Beach	9-Dec	A11517820
\$9,165,000	MIGUEL HERNANDEZ <i>One Sotheby's International Realty</i>	SANDRA DEBUIRE <i>Debuire International Realty</i>	5123 Fisher Island Drive	Miami Beach	9-Dec	F10436260
\$8,500,000	MONICA SLODARZ <i>Compass</i>	MILTADIOS KASTANIS <i>Douglas Elliman</i>	2811 S. Bayshore Drive, 5a	Miami	17-Dec	A11645043
\$8,100,000	MORIAH TALIAFERRO <i>Premier Sotheby's International Realty</i>	JOEL SCHEMMEL <i>Premier Sotheby's International Realty</i>	280 Golden Gate Point, Ph 2	Sarasota	4-Dec	A4631355
\$7,600,000	DEVIN KAY <i>Douglas Elliman</i>	HAYDAR ALCHALABY <i>Compass Florida</i>	18501 Collins Ave., 4901	Sunny Isles Beach	16-Dec	A11573386
\$7,525,000	JOHN PICKETT <i>Brown Harris Stevens of Palm Beach</i>	JOHN PICKETT <i>Brown Harris Stevens of Palm Beach</i>	425 Worth Ave., 2c	Palm Beach	6-Dec	RX-11028627
\$7,450,000	KIM OGILVIE <i>Michael Saunders &amp; Company</i>	KIM OGILVIE <i>Michael Saunders &amp; Company</i>	605 S. Gulfstream Ave., 6n	Sarasota	2-Dec	A4605840
\$6,900,000	LYNN MORRIS <i>Michael Saunders Company</i>	JUDY KEPECZ-HAYS <i>Coldwell Banker Realty</i>	1591 Gulf of Mexico Drive, 214	Longboat Key	27-Dec	A4633018
\$6,750,000	BONNIE HEATZIG <i>Compass</i>	REBECCA SPOONER <i>Siemens Group Realty</i>	210 SE Mizner Blvd., 801	Boca Raton	18-Dec	RX-11015110
\$6,525,000	DOUG TREADWELL <i>John R. Wood Properties</i>	DOUG TREADWELL <i>John R. Wood Properties</i>	8473 Bay Colony Drive, 2003	Naples	12-Dec	224090605
\$6,500,000	CHRISTOPHER JUDE <i>Pgutman</i>	JELENA KHURANA <i>The Corcoran Group</i>	5775 Collins Ave., 1101	Miami Beach	9-Dec	A11670720

15 of 125 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED DECEMBER CONDO LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$36,500,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	7061 Fisher Island Drive	Miami Beach	Miami-Dade	30-Dec	A11714779
\$32,000,000	BRANDON ROTHENBERG <i>Ellemer Enterprises</i>	3425 S. Ocean Blvd., Ph	Highland Beach	Palm Beach	20-Dec	RX-11046301
\$29,999,999	CHAD CARROLL <i>Compass</i>	300 S. Pointe Drive, Ph 5	Miami Beach	Miami-Dade	6-Dec	A11704908
\$21,950,000	BRETT HARRIS <i>Douglas Elliman</i>	19575 Collins Ave., 3	Sunny Isles Beach	Miami-Dade	4-Dec	A11703995
\$21,750,000	RUTHIE ASSOULINE <i>Douglas Elliman</i>	9111 Collins Ave., N719	Surfside	Miami-Dade	5-Dec	A11697341
\$19,995,000	DEVIN KAY <i>Douglas Elliman</i>	18501 Collins Ave., 2304/03	Sunny Isles Beach	Miami-Dade	30-Dec	A11715294
\$18,900,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	2 N. Breakers Row, S22 & 23	Palm Beach	Palm Beach	12-Dec	24-1908
\$18,000,000	DORA PUIG <i>Luxe Living Realty</i>	7012 Fisher Island Drive	Miami Beach	Miami-Dade	16-Dec	A11712235
\$17,500,000	TATYANA IONIN <i>Coldwell Banker Realty</i>	7112 Fisher Island Drive	Miami Beach	Miami-Dade	19-Dec	A11713264
\$17,500,000	JACK ELKINS <i>William Raveis Palm Beach</i>	2 N. Breakers Row N, Ph4	Palm Beach	Palm Beach	16-Dec	RX-11045340
\$16,900,000	REJANE DE PAULA <i>Fortune Christie's International RE</i>	16901 Collins Ave., 5103	Sunny Isles Beach	Miami-Dade	23-Dec	A11712683
\$15,950,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	150 Bradley Place, 905/906	Palm Beach	Palm Beach	10-Dec	24-1888
\$15,900,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	18975 Collins Ave., Ph 00	Sunny Isles Beach	Miami-Dade	20-Dec	A11709591
\$15,000,000	SENADA ADZEM <i>Douglas Elliman</i>	1000 S. Ocean Blvd., 701	Boca Raton	Palm Beach	13-Dec	RX-11045446
\$15,000,000	SVETLANA PAULSON <i>Realty 7</i>	3100 N. Ocean Dr., H1508, 1509,1608,1609,1708,1709	West Palm Beach	Palm Beach	7-Dec	RX-11043149



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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 Assoc. of REALTORS

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