

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

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FEBRUARY 2025



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RESIDENTIAL PROPERTY HIGHLIGHT: SINGLE-FAMILY ULTRALUXURY HOMES

Florida Season Approaches \$1B in High End Sales

Underscoring Miami Realtors® recent statement that during January South Florida's \$1million-plus luxury market headed up the nation, here, numbers for the state's ultra-luxury market of \$5 million-plus also show some very nice gains. Last month, 96 advertised listings closed at the \$5 million-plus price point—totaling \$918.15 million in sales. The transactions contributed to a three-month spread where 285 homes were sold in the category with the average mean price rising 7% to \$7.25 million, year-over-year.

Last month's top advertised Florida sale was the \$50.5 million purchase of 16171 Quiet Vista Circle orchestrated by Senada Adzem of Douglas Elliman who represented both the buying and selling parties. The 20,723 square-foot modern mansion, located in the prestigious Stone Creek Ranch community in Delray Beach, was listed for \$55 million in November.

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
\$50,500,000	SENADA ADZEM <i>Douglas Elliman Real Estate</i>	SENADA ADZEM <i>Douglas Elliman Real Estate</i>	16171 Quiet Vista Circle	Delray Beach	29-Jan	RX-11039393

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	El Bravo Park	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
\$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
\$57,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	CHAD CARROLL <i>Compass</i>	27 Star Island Drive	Miami Beach	Sep-23	A11434781
\$51,631,500	MIRCE CURKOSKI <i>One Sotheby's International Realty</i>	JILL EBER <i>Coldwell Banker Realty</i>	200 Via Palma	Palm Beach	1-Jul	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
\$40,250,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	ISAAC MALAGON <i>One Sotheby's International Realty</i>	101 N. Hibiscus Drive	Miami Beach	28-Aug	A11620879
\$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

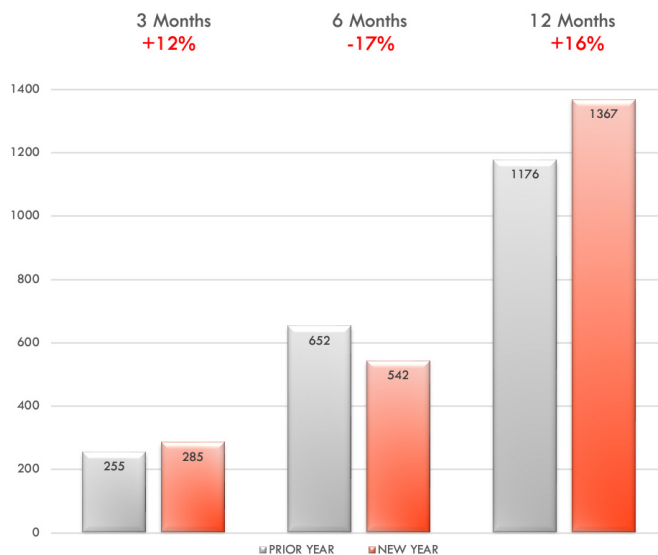
STATE OF FLORIDA
MULTIMILLION DOLLAR REAL ESTATE MARKET

\$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



nc: no change
nss: no statistical significance

15 of 96 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED JANUARY HOUSE SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$50,500,000	SENADA ADZEM <i>Douglas Elliman Real Estate</i>	SENADA ADZEM <i>Douglas Elliman Real Estate</i>	16171 Quiet Vista Circle	Delray Beach	29-Jan	RX-11039393
\$43,100,000	TIM SAVAGE <i>Gulf Coast International Properties</i>	REX MILLER <i>William Raveis Real Estate</i>	3035 Fort Charles Drive	Naples	29-Jan	224098719
\$39,000,000	LEILA KALLOP <i>William Raveis Real Estate</i>	PAUL KANEB <i>K2 Realty</i>	320 S. Beach Road	Jupiter Island	31-Jan	A11684433
\$27,500,000	DANA KOCH <i>The Corcoran Group</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	120 Clarendon Ave.	Lucom	14-Jan	23-1830
\$27,700,000	SENADA ADZEM <i>Douglas Elliman Real Estate</i>	SENADA ADZEM <i>Douglas Elliman Real Estate</i>	9200 Rockybrook Way	Delray Beach	28-Jan	RX-11014573
\$23,750,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	GARY POHRER <i>Douglas Elliman</i>	1050 N. Lake Way	Palm Beach	24-Jan	RX-10867840
\$22,750,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	KAREN STAUBER <i>Coldwell Banker Realty</i>	40 W. San Marino Drive	Miami Beach	6-Jan	A11708675
\$19,500,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	DANIEL HERTZBERG <i>Coldwell Banker Realty</i>	845 E. Dillido Drive	Miami Beach	27-Jan	A11644910
\$17,500,000	ERIK BARBER <i>Premier Sotheby's International Realty</i>	TAYLOR CANADA <i>Gulf Coast International Properties</i>	1900 Gulf Shore Blvd. S	Naples	10-Jan	224099813
\$17,500,000	BLAKE MORAR <i>Scenic Sotheby's International Realty</i>	BLAKE MORAR <i>Scenic Sotheby's International Realty</i>	38 S. Cartagena Lane	Rosemary Beach	30-Jan	967364
\$16,610,000	TABER TAGLIASACCHI <i>Calusa Bay Properties</i>	MICHAEL CONDELLO <i>ROG MVP Collier County</i>	383 Mooring Line Drive	Naples	31-Jan	224070595
\$14,500,000	KEN POZEK <i>KW Elite Partners III</i>	KAREN BALCERAK <i>Golden Oak Realty</i>	10242 Summer Meadow Way	Orlando	27-Jan	O6250558
\$14,000,000	JEFF GREENBERG <i>Coast Properties of South Florida</i>	JEFF GREENBERG <i>Coast Properties of South Florida</i>	725 SE Poinciana Drive	Fort Lauderdale	31-Jan	F10484180
\$13,400,000	JULIANNA CASTRO <i>Compass Florida</i>	JULIANNA CASTRO <i>Compass Florida</i>	586 Sabal Palm Road	Miami	23-Jan	A11691720
\$13,325,000	LOURDES ALATRISTE <i>Douglas Elliman</i>	RONIT PEREZ <i>Suma Luxury Realty</i>	361 Los Pinos Place	Coral Gables	8-Jan	A11510623

15 of 589 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED JANUARY HOUSE LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$285,000,000	NICK MALINOSKY <i>Douglas Elliman Delray Beach</i>	1960 S. Ocean Blvd.	Manalapan	Palm Beach	17-Jan	25-117
\$210,000,000	DAWN MCKENNA <i>Coldwell Banker Realty</i>	100 Bay Road	Naples	Collier	17-Jan	225006043
\$150,000,000	FREDRIK EKLUND <i>Douglas Elliman</i>	190 Palm Ave.	Miami Beach	Miami-Dade	22-Jan	A11729636
\$80,000,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	1649 W. 22nd Street	Miami Beach	Miami-Dade	8-Jan	A11717348
\$77,000,000	RICHARD PREBISH <i>William Raveis Real Estate</i>	25 16th Ave. S	Naples	Collier	13-Jan	225002927
\$59,900,000	KRISTI BACHAN <i>LoKation</i>	24 S. Hibiscus Drive	Miami Beach	Miami-Dade	7-Jan	A11719528
\$59,500,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	1265 N. Lake Way	Palm Beach	Palm Beach	22-Jan	RX-11054984
\$54,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	710 S. County Road	Palm Beach	Palm Beach	5-Jan	RX-11050560
\$54,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1214 N. Ocean Blvd.	Palm Beach	Palm Beach	13-Jan	25-91
\$53,756,727	HERMANN ZINGG <i>Inter Related</i>	6000 Canal Drive, 13	Lake Worth	Palm Beach	17-Jan	A11727429
\$45,000,000	MARCO TERMINESI <i>RE/MAX Properties</i>	999 Hillsboro Mile	Hillsboro Beach	Broward	3-Jan	RX-11048647
\$39,900,000	DENNIS BOWERS <i>Compass</i>	7409 Bay Colony Drive	Naples	Collier	26-Jan	224074688
\$39,000,000	MICHAEL MCCUMBER <i>Gulf Coast International Properties</i>	40 32nd Ave. S	Naples	Collier	8-Jan	225002679
\$38,900,000	HUMBERTO RAMIREZ <i>Avanti Way Realty</i>	9175 Arvida Drive	Coral Gables	Miami-Dade	21-Jan	A11729218
\$38,000,000	KRISTI BACHAN <i>LoKation</i>	1061 N. Venetian Drive	Miami	Miami-Dade	7-Jan	A11719344

RESIDENTIAL PROPERTY HIGHLIGHT: CONDOMINIUM ULTRALUXURY HOMES

Miami-Dade Bulks Up Florida’s High End Condo Market

Of the advertised 32 ultra luxury condos sold in the State of Florida during January, most were located in South Florida with 13 in Miami-Dade County, and seven in Palm Beach County. Collier and Sarasota Counties made up the remaining 12. Leading the pack was the \$29 million sale of an apartment at the Eighty Seven Park building in Miami Beach. Dina Goldentayer of Douglas Elliman handled both sides of the purchase of 8701 Collins Avenue, Penthouse 1702, a south-facing 4,000 square-foot condo with curved gallery walls, floor-to-ceiling windows, and European oak floors.

During the last three months there was a 10% increase in new listings in the category year-over-year, and a 32% increase in the number of attached homes sold. Despite a 7% decrease in the average mean price during the period, \$5 million-plus condo sales totaled \$698 million as compared to \$541 million last year.

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
\$29,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	8701 Collins Ave., Ph 1702	Miami Beach	24-Jan	A11676573

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
\$29,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	8701 Collins Ave., Ph 1702	Surfside	Jan-25	A11676573
\$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
\$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

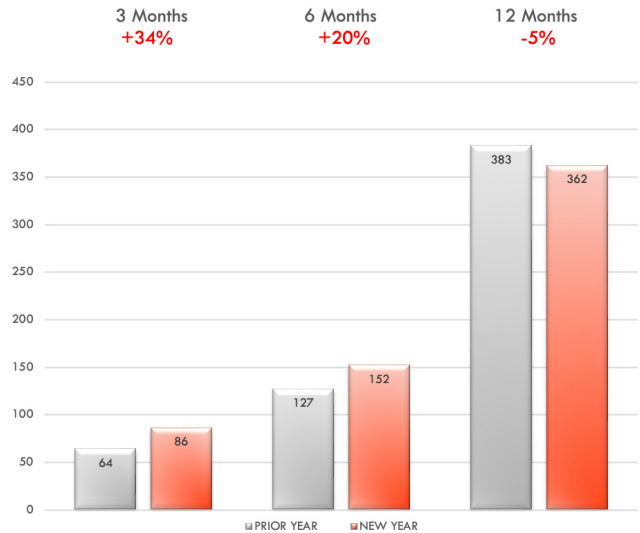
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\$5 Million-Plus Condominiums

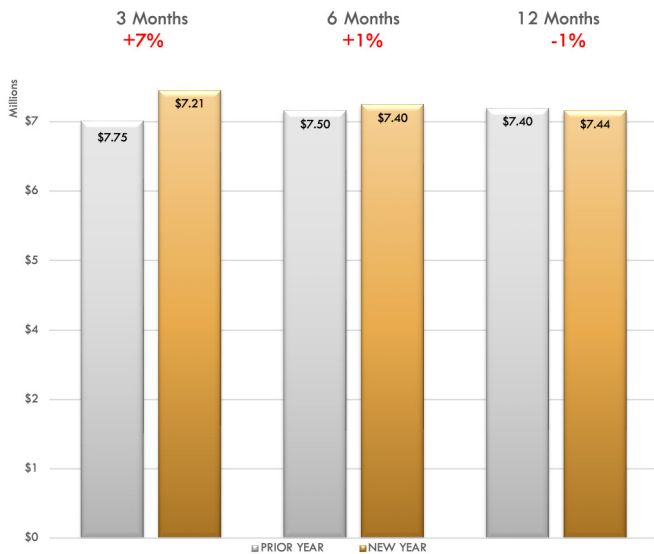
MEDIAN SELLING PRICE
Year-over-year



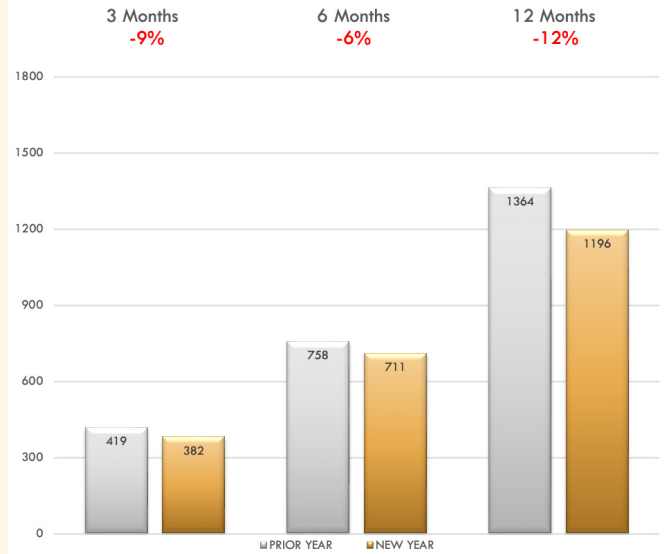
NUMBER OF CONDOS SOLD
Year-over-year



MEDIAN LISTING PRICE
Year-over-year



NUMBER OF CONDOS LISTED
Year-over-year



*nss: no statistical significance

15 of 32 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED JANUARY CONDO SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$29,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	8701 Collins Ave., Ph 1702	Miami Beach	24-Jan	A11676573
\$15,200,000	JULIANA SAVOIA <i>Coldwell Banker Realty</i>	FLORENCIA DE MONI <i>BHHS EWM Realty</i>	360 Ocean Drive, Lph	Key Biscayne	17-Jan	A11652970
\$14,900,000	SPENCER SCHLAGER <i>Douglas Elliman</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	1 Sloans Curve Drive, 1	Palm Beach	31-Jan	RX-11047415
\$14,000,000	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	CATHERINE APPEGATE <i>Douglas Elliman</i>	150 Bradley Place, 905/906	Palm Beach	10-Jan	RX-11043708
\$13,500,000	JILL EBER <i>Coldwell Banker Realty</i>	JILL HERTZBERG <i>Coldwell Banker Realty</i>	9001 Collins Ave., S409	Surfside	10-Jan	A11484446
\$13,300,000	MONICA VILATE <i>EXP Realty</i>	ANALIA OLAS <i>New Capital Realty</i>	17901 Collins Ave., 605	Sunny Isles Beach	17-Jan	A11578133
\$13,000,000	GEORGIA KOPELOUSOS <i>Michael Saunders & Company</i>	GEORGIA KOPELOUSOS <i>Michael Saunders & Company</i>	1561 Gulf of Mexico Drive, 502	Longboat Key	3-Jan	A4633854
\$13,000,000	MARY LEE <i>Sotheby's International Realty</i>	CASSY EVERHART <i>Sotheby's International Realty</i>	141 Beach Road, 302	Key Largo	14-Jan	2974676370
\$9,700,000	ROBERTO BALCKER <i>Prime Den Real Estate</i>	SHEEREL TOLEDANO <i>Douglas Elliman</i>	17975 Collins Ave., N2502	Sunny Isles Beach	10-Jan	A11666560
\$8,927,000	LYNN MORRIS <i>Michael Saunders & Company</i>	Non MLS member	1591 Gulf of Mexico Drive, 619	Longboat Key	3-Jan	A4633857
\$8,644,500	LYNN MORRIS <i>Michael Saunders & Company</i>	KIMBERLY TOWE <i>Corcoran Connect</i>	1561 Gulf of Mexico Drive, 402	Longboat Key	3-Jan	A4626615
\$8,620,875	TERRENCE BREWER <i>Grove Real Estate</i>	RICHARD TEED <i>The Agency Florida</i>	2655 S Baysshore Drive, 1702-06	Miami	10-Jan	A11648536
\$8,345,000	HEATHER HAMEL <i>Douglas Elliman Florida</i>	AMY KODAK <i>Gulf Coast International Properties</i>	6897 Grenadier Blvd., 1802	Naples	15-Jan	224001265
\$7,820,000	SCOTT GORDON <i>Douglas Elliman</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	2100 S. Ocean Blvd., 508S	Palm Beach	15-Jan	RX-11032155
\$7,700,000	ROLAND ORTIZ <i>One Sotheby's International Realty</i>	RAYMOND JACOMO <i>Douglas Elliman</i>	100 S. Pointe Drive, 1409	Miami Beach	22-Jan	A11655077

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

MLS-ADVERTISED JANUARY CONDO LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$37,500,000	RICHARD PREBISH <i>William Raveis Real Estate</i>	4101 Gulf Shore Blvd. N, Ph 2	Naples	Collier	14-Jan	224091664
\$33,900,000	BRIGITTE NACHTIGALL <i>One Sotheby's International Realty</i>	430 Grand Bay Drive, Ph 1an	Key Biscayne	Miami-Dade	3-Jan	A11715395
\$29,490,000	JOHN SANDBERG <i>Compass Florida</i>	9111 Collins Ave., N1021	Surfside	Miami-Dade	8-Jan	A11714118
\$27,900,000	ASHLEY BAIRD <i>Coldwell Banker Realty</i>	81 Seagate Drive, Ph 20	Naples	Collier	10-Jan	225001716
\$26,900,000	PHILIP FREEDMAN <i>Douglas Elliman</i>	5333 Collins Ave., 1101	Miami Beach	Miami-Dade	27-Jan	A11728995
\$23,900,000	PHILIP FREEDMAN <i>Douglas Elliman</i>	5333 Collins Ave., 901	Miami Beach	Miami-Dade	17-Jan	A11724437
\$21,000,000	MENACHEM FELIG <i>Compass Florida</i>	9349 Collins Ave., 406	Surfside	Miami-Dade	7-Jan	A11718367
\$19,500,000	DORA PUIG <i>Luxe Living Realty</i>	6800 Fisher Island Drive, 6881 and Studio 1	Miami Beach	Miami-Dade	15-Jan	A11729190
\$19,250,000	JORGE MARTINEZ <i>One Sotheby's International Realty</i>	100 S. Pointe Drive, 2504 / 2503	Miami Beach	Miami-Dade	16-Jan	A11722393
\$18,950,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	2 Sloans Curve Drive	Palm Beach	Palm Beach	7-Jan	RX-11050207
\$18,900,000	MARION OTT <i>Douglas Elliman</i>	100 S. Pointe Drive, 3203	Miami Beach	Miami-Dade	17-Jan	A11714963
\$18,650,000	GARY POHRER <i>Douglas Elliman</i>	1100 S. Flagler Drive, 1704	West Palm Beach	Palm Beach	14-Jan	RX-11053095
\$16,000,000	CHRISTOPHER WANDS <i>Douglas Elliman</i>	500 Alton Road, 3402/03	Miami Beach	Miami-Dade	15-Jan	A11724574
\$15,995,000	AMY BECKER <i>Premier Sotheby's International Realty</i>	4021 Gulf Shore Blvd. N, Ph 14	Naples	Collier	3-Jan	225000280
\$15,995,000	WALTER PATRICK <i>Premier Sotheby's International Realty</i>	6897 Grenadier Blvd., Ph 3	Naples	Collier	10-Jan	225003888



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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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