

# Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

MARCH 2025



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## RESIDENTIAL PROPERTY HIGHLIGHT: SINGLE-FAMILY ULTRALUXURY HOMES

### Island Headliners Include \$50M Sale & \$150M Listing

The largest two sales of the month brought \$49.12 million and \$48 million and were listed by Mark Griffin of The Bear’s Club Sotheby’s International Realty and James McCann of Premier Estate Properties, respectively. An ocean-to-lake Mediterranean Revival estate at 1400 S. Boulevard in Manalapan—south on Palm Beach’s barrier reef island—was the largest transaction. Catherine McGlennon of Engel & Voelkers represented the buyer for the island sale, and Lyle Smith of Luxury Resort Portfolio brought in the buyer for the second largest sale, a Jupiter estate at 152 Bears Club Drive. Both made the Top 10 of the last twelve months list.

Year-over-year, incoming new listings in the \$5 million-plus category rose 25% during the last three months to a total of 1,495 as compared to 1,192 during 2024. Here again, the city of Manalapan made headlines when a modern Balinese inspired estate at 1370 S. Ocean Boulevard listed by Jack Elkins of William Raveis Real Estate was priced at \$150 million.

#### 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
\$49,123,100	<b>MARK GRIFFIN</b> <i>Sotheby's International Realty</i>	<b>CATHERINE MCGLENNON</b> <i>Engel &amp; Voelkers Delray Beach</i>	1400 S. Ocean Blvd.	Manalapan	3-Feb	RX-10919514

### 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>DANIEL HERTZBERG</b> <i>Coldwell Banker Realty</i>	<b>ZACHARY VICHINSKY</b> <i>Bespoke Realty Florida</i>	18 Lagorce Circle	Miami Beach	Oct-24	A11529138
\$72,250,000	<b>DORA PUIG</b> <i>Luxe Living Realty</i>	<b>DORA PUIG</b> <i>Luxe Living 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
\$50,500,000	<b>SENADA ADZEM</b> <i>Douglas Elliman Real Estate</i>	<b>SENADA ADZEM</b> <i>Douglas Elliman Real Estate</i>	16171 Quiet Vista Circle	Miami	Jan-25	RX-11039393
\$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
\$49,123,100	<b>MARK GRIFFIN</b> <i>Sotheby's International Realty</i>	<b>CATHERINE MCGLENNON</b> <i>Engel &amp; Voelkers Delray Beach</i>	1400 S. Ocean Blvd.	Manalapan	Feb-25	RX-10919514
\$48,000,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>LYLE SMITH</b> <i>Luxury Resort Portfolio</i>	152 Bears Club Drive	Jupiter	Feb-25	RX-11032320

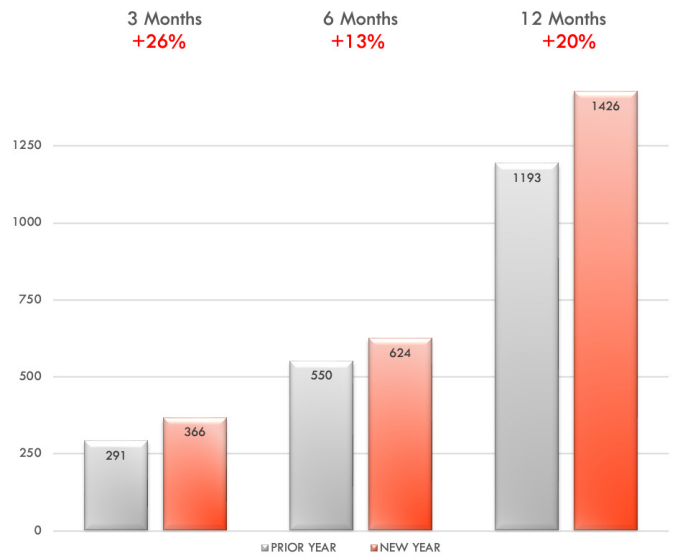
**STATE OF FLORIDA**  
**MULTIMILLION DOLLAR REAL ESTATE MARKET**

## \$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 35 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED FEBRUARY HOUSE SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$49,123,100	MARK GRIFFIN <i>Sotheby's International Realty</i>	CATHERINE MCGLENNON <i>Engel &amp; Voelkers Delray Beach</i>	1400 S. Ocean Blvd.	Manalapan	3-Feb	RX-10919514
\$48,000,000	JAMES MCCANN <i>Premier Estate Properties</i>	LYLE SMITH <i>Luxury Resort Portfolio</i>	152 Bears Club Drive	Jupiter	18-Feb	RX-11032320
\$40,000,000	CHRISTOPHER LEAVITT <i>Douglas Elliman Palm Beach</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1230 S. Ocean Blvd.	Palm Beach	27-Feb	RX-11033429
\$35,600,000	JILL HERTZBERG <i>Coldwell Banker Realty</i>	ETHAN ASSOULINE <i>Douglas Elliman</i>	7725 Atlantic Way	Miami Beach	12-Feb	A11737545
\$33,843,820	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SHANNON MCCOY <i>Compass Florida</i>	310 S. Beach Road	Jupiter Island	18-Feb	RX-11018843
\$31,900,000	MELANIE BARRE <i>One Sotheby's International Realty</i>	STEPHANIE MUZZILLO <i>Serhant</i>	11432 Turtle Beach Road	North Palm Beach	24-Feb	RX-11007894
\$31,021,000	JORDAN KARP <i>Jordan Karp LLC</i>	DORA PUIG <i>Luxe Living Realty</i>	6494 Allison Road	Miami Beach	20-Feb	A11738172
\$26,800,000	MICHAEL LEDUC <i>One Sotheby's International Realty</i>	MIRCE CURKOSKI <i>One Sotheby's International Realty</i>	1350 W. 29th Street	Miami Beach	21-Feb	A11637356
\$25,500,000	JOEL LUSKY <i>The Brokerage South Florida RE</i>	DINA GOLDENTAYER <i>Douglas Elliman</i>	5060 N. Bay Road	Miami Beach	6-Feb	A11740768
\$19,700,000	SUSAN TURNER <i>The Corcoran Group</i>	ANDREW NEHER <i>K2 Realty</i>	424 S. Beach Road	Jupiter	5-Feb	RX-11042717
\$19,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	WHITNEY MCGURK <i>Brown Harris Stevens of Palm Beach</i>	231 Wells Road	Palm Beach	28-Feb	24-1733
\$18,750,000	JILL EBER <i>Coldwell Banker Realty</i>	JULIAN JOHNSTON <i>The Corcoran Group</i>	3110 N. Bay Road	Miami Beach	10-Feb	A11641875
\$17,400,000	MATTHEW MARTINEZ <i>Beacon Hill Property Group</i>	JUDY ZEDER <i>Coldwell Banker Realty</i>	291 Costanera Road	Coral Gables	7-Feb	A11676688
\$17,000,000	GREGORY JAXTHEIMER <i>Florida Luxurious Properties</i>	JEFFREY FRANZONI <i>Beachfront Realty</i>	2572 Mercedes Drive	Fort Lauderdale	20-Feb	F10378016
\$16,234,700	SUZANNE FRISBIE <i>The Corcoran Group</i>	ROBERT GOODNOUGH <i>Sotheby's International Realty</i>	323 Seabreeze Ave.	Palm Beach	25-Feb	RX-11042426

15 of 483 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED FEBRUARY HOUSE LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$150,000,000	JACK ELKINS <i>William Raveis Real Estate</i>	1370 S. Ocean Blvd.	Manalapan	Palm Beach	14-Feb	RX-11062637
\$88,000,000	NELSON GONZALEZ <i>BHHS EWM Realty</i>	88 La Gorce Circle	Miami Beach	Miami-Dade	21-Feb	A11741997
\$87,000,000	CANDACE FRIIS <i>The Corcoran Group</i>	1160 S. Ocean Blvd.	Manalapan	Palm Beach	13-Feb	RX-11062120
\$71,000,000	WILLIAM EARLE <i>Three Bridges Realty</i>	280 Harbor Drive	Key Biscayne	Miami-Dade	7-Feb	A11731458
\$55,000,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	1007 Links Drive	Miami Beach	Miami-Dade	19-Feb	A11747927
\$54,900,000	DANA KOCH <i>The Corcoran Group</i>	1519 N. Ocean Way	Palm Beach	Palm Beach	15-Feb	RX-11062795
\$47,500,000	MICHAEL COSTELLO <i>Compass Florida</i>	2415 Casas De Marbella Drive	Palm Beach Gardens	Palm Beach	13-Feb	RX-11062008
\$45,000,000	JONATHAN MANN <i>Coldwell Banker Realty</i>	56 Bal Bay Drive	Bal Harbour	Miami-Dade	18-Feb	A11747643
\$42,000,000	ERIC RIZZO <i>Ocean Sotheby's International Realty</i>	88041 Old Highway	Plantation Key	Monroe	11-Feb	613646
\$40,700,000	KOURTNEY PULTZER <i>Sotheby's International Realty</i>	173 & 179 E. Inlet Drive	Palm Beach	Palm Beach	26-Feb	RX-11066010
\$39,750,000	MARGIT BRANDT <i>Premier Estate Properties</i>	631 Island Drive	Palm Beach	Palm Beach	20-Feb	RX-11064277
\$39,000,000	CHAD CARROLL <i>Compass Florida</i>	1400 W. Lake Drive	Fort Lauderdale	Broward	7-Feb	A11740009
\$36,000,000	DANIEL HERTZBERG <i>Coldwell Banker Realty</i>	4730 Akai Drive	Southwest Ranches	Broward	5-Feb	A11748326
\$36,000,000	JASON SMITH <i>Keller Williams Capital Realty</i>	650 Lugo Ave.	Coral Gables	Miami-Dade	12-Feb	A11742039
\$36,000,000	DIANA GUTIERREZ <i>Mocca Realty</i>	9330 Gallardo Street	Coral Gables	Miami-Dade	25-Feb	A11751769

## RESIDENTIAL PROPERTY HIGHLIGHT: CONDOMINIUM ULTRALUXURY HOMES

### Price Point Dips, But Sales Revenue Increases 46%

February's top sale in Florida's attached-home market also made the Top 10 of the last 12 month's list. Judy Zeder of Coldwell Banker Realty held the listing for a condo that closed at \$22.5 million. Julian Cohen of Douglas Elliman brought in the buyer of the property, Penthouse A at 2811 Bayshore Drive, which is located in the One Park Grove building in Coconut Grove, a new waterfront tower just south of Downtown Miami.

The median price point for the ultraluxury category of \$5 million or more of advertised Florida sales dipped during the last three months to \$6.6 million, an 8% decrease as compared to the same period of last year. However, during that same period total sales rose from \$533 billion to \$772 billion, year-over-year, an increase of 46%. Contributing factors include a 51% increase in the number of condo homes sold during the three-month period, and the number of condo homes listed, which rose 6%.

#### 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
\$22,500,000	<b>JUDY ZEDER</b> <i>Coldwell Banker Realty</i>	<b>JULIAN COHEN</b> <i>Douglas Elliman</i>	2811 S. Bayshore Drive, Ph A	Coconut Grove	14-Feb	A11678713

### 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>DON PINGARO</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
\$29,000,000	<b>DINA GOLDENTAYER</b> <i>Douglas Elliman</i>	<b>DINA GOLDENTAYER</b> <i>Douglas Elliman</i>	8701 Collins Ave., Ph 1702	Surfside	Jan-25	A11676573
\$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
\$22,500,000	<b>JUDY ZEDER</b> <i>Coldwell Banker Realty</i>	<b>JULIAN COHEN</b> <i>Douglas Elliman</i>	2811 S. Bayshore Drive, Ph A	Coconut Grove	Feb-25	A11678713
\$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
\$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

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**MULTIMILLION DOLLAR REAL ESTATE MARKET**

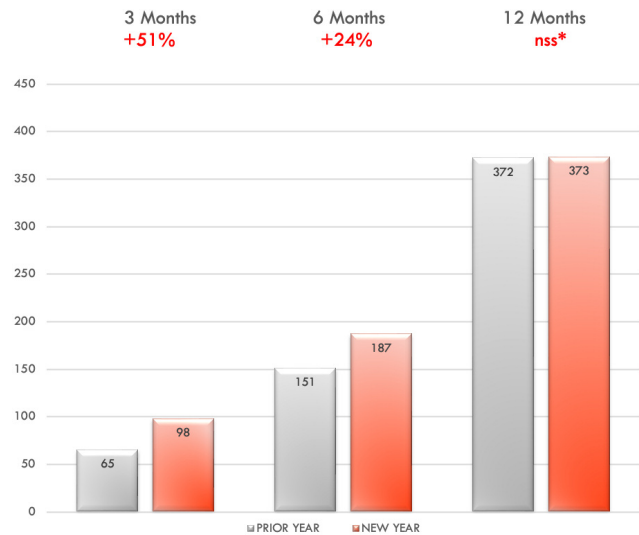
## \$5 Million-Plus Condominiums

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

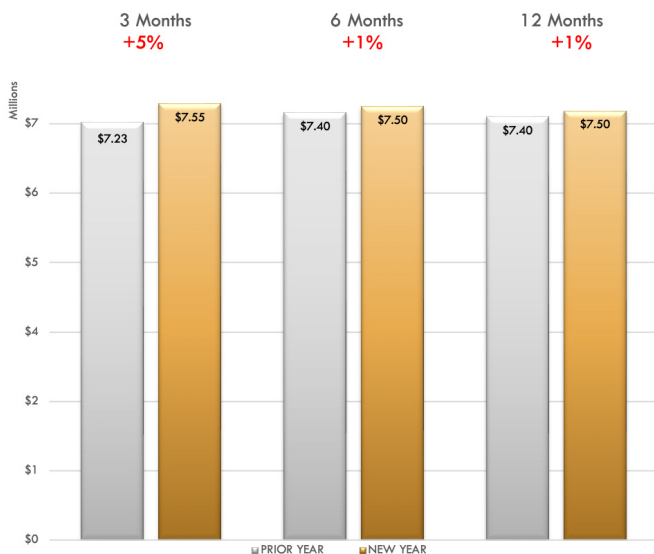


nss: no statistical significance

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

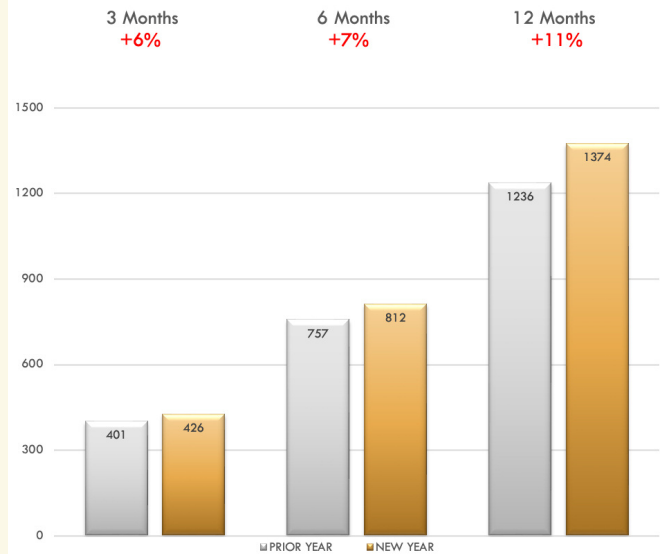


**MEDIAN LISTING PRICE**  
Year-over-year



\*nss: no statistical significance

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



15 of 35 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED FEBRUARY CONDO SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$22,500,000	JUDY ZEDER <i>Coldwell Banker Realty</i>	JULIAN COHEN <i>Douglas Elliman</i>	2811 S. Bayshore Drive, Ph A	Coconut Grove	14-Feb	A11678713
\$11,280,000	DEBORAH STRAND <i>Douglas Elliman</i>	AMY SIMMONDS <i>Compass Florida</i>	2700 N. Ocean Drive, Ts7a	Singer Island	24-Feb	RX-11048624
\$10,600,000	RYAN MENDELL <i>Maxwell Realty</i>	JILL MEYERSON-BARZILAY <i>One Sotheby's International Realty</i>	9349 Collins Ave., 504	Surfside	25-Feb	A11665235
\$10,400,000	ASHLEY COPELAND <i>Brown Harris Stevens of Palm Beach</i>	JAMES MCCANN <i>Premier Estate Properties</i>	314 Chilean Ave.	Palm Beach	14-Feb	RX-11019652
\$8,980,000	NICHOLAS PETERSON <i>Nestfully</i>	RYAN BILLINGS <i>Water Pointe Realty Group</i>	1500 Beach Road, 203	Tequesta	20-Feb	RX-11003738
\$8,075,000	DARIN TANSEY <i>Douglas Elliman</i>	DARIN TANSEY <i>Douglas Elliman</i>	4701 N. Meridian Ave., 503	Miami Beach	27-Feb	A11704582
\$7,905,500	SPENCER SCHLAGER <i>Douglas Elliman</i>	SPENCER SCHLAGER <i>Douglas Elliman</i>	130 Sunrise Ave., Ph 8	Palm Beach	20-Feb	RX-10977456
\$7,800,000	CARMEN CASADELLA <i>Fortune International Realty</i>	YOICEL MIRANDA <i>Lifestyle International Realty</i>	1000 S. Pointe Drive, 2901	Miami Beach	5-Feb	A11526292
\$7,800,000	JILL EBER <i>Coldwell Banker Realty</i>	XIMENA PENUELA <i>Fort Realty</i>	9111 Collins Ave., N611	Miami	5-Feb	A11580902
\$7,750,000	SENADA ADZEM <i>Douglas Elliman Real Estate</i>	ERIN OMIATEK <i>One Sotheby's International Realty</i>	800 S. Ocean Blvd., 103	Boca Raton	10-Feb	RX-11060822
\$7,500,000	JORDAN LEDERMAN <i>Fortune International Realty</i>	LISNIER HERRERA <i>MCC Realty</i>	900 Brickell Key Blvd., Ph 3401	Miami	28-Feb	A11662572
\$7,300,000	JAMES MCCANN <i>Premier Estate Properties</i>	CAROL KOEPEL <i>Sotheby's International Realty</i>	2 N. Breakers Row, N21	Palm Beach	28-Feb	RX-11034900
\$7,200,000	BARBARA LOWE <i>Premier Sotheby's International Realty</i>	BARBARA LOWE <i>Premier Sotheby's International Realty</i>	4201 Gulf Shore Blvd. N, 1601	Naples	28-Feb	224028262
\$7,200,000	AMY KODAK <i>Gulf Coast International Properties</i>	BILL VERDONK <i>John R Wood Properties</i>	4951 Gulf Shore Blvd. N, 603	Naples	19-Feb	225001320
\$7,150,000	MENACHEM FELIG <i>Compass Florida</i>	SERGIO BALINOTTI <i>BRG International</i>	9701 Collins Ave., 1202s	Bal Harbour	27-Feb	A11680829

15 of 139 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED FEBRUARY CONDO LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$41,500,000	MICHAEL GOLDSTEIN <i>Aqualina Realty</i>	17901 Collins Ave., Ph 1	Sunny Isles Beach	Miami-Dade	20-Feb	A11748863
\$27,500,000	JILL EBER <i>Coldwell Banker Realty</i>	7223 Fisher Island Drive, 7223	Miami Beach	Miami-Dade	27-Feb	A11757988
\$26,300,000	ROBERT VOLE <i>The Island</i>	8011 Fisher Island Drive, 8011	Miami Beach	Miami-Dade	10-Feb	A11727256
\$23,950,000	PABLO ALFARO <i>Douglas Elliman</i>	7192 Fisher Island Drive, 7192	Miami Beach	Miami-Dade	10-Feb	A11745121
\$22,000,000	FREDRIK EKLUND <i>Douglas Elliman</i>	1671 Collins Ave., 11A	Miami Beach	Miami-Dade	19-Feb	A11742866
\$21,750,000	RENE GIRELLI <i>Premier Global Brokers</i>	6620 Indian Creek Drive, 713	Miami Beach	Miami-Dade	3-Feb	A11737210
\$19,999,000	CAROLE SMITH <i>Compass Florida</i>	2655 S. Bayshore Drive, Lph	Coconut Grove	Miami-Dade	24-Feb	A11746552
\$18,250,000	JONATHAN MANN <i>Coldwell Banker Realty</i>	17475 Collins Ave., Sky Villa	Sunny Isles Beach	Miami-Dade	12-Feb	A11740110
\$17,850,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	1355 S. Flagler Drive, L 19n	West Palm Beach	Palm Beach	14-Feb	RX-11062658
\$17,250,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	1355 S. Flagler Drive, L 17n	West Palm Beach	Palm Beach	14-Feb	RX-11062619
\$17,000,000	RUTHIE ASSOULINE <i>Douglas Elliman</i>	9701 Collins Ave., Ph 01s	Bal Harbour	Miami-Dade	6-Feb	A11733410
\$16,900,000	JAMES COHEN <i>Ultra International Properties</i>	300 Beach Road, 501	Tequesta	Palm Beach	6-Feb	F10487809
\$15,950,000	ETHAN ASSOULINE <i>Douglas Elliman</i>	10203 Collins Ave., 2601	Bal Harbour	Miami-Dade	13-Feb	A11735165
\$15,900,000	ELENA BLUNTZER <i>One Sotheby's International Realty</i>	1000 Brickell Plaza, Uph 6201	Miami Beach	Miami-Dade	20-Feb	A11742047
\$15,200,000	DINA GOLDENTAYER <i>Douglas Elliman</i>	17901 Collins Ave., 1607	Sunny Isles Beach	Miami-Dade	25-Feb	A11751314



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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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