

# Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

JUNE 2025



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## RESIDENTIAL PROPERTY HIGHLIGHT: SINGLE-FAMILY ULTRALUXURY HOMES

### Palm Beach County Reigns Supreme in May

Last month, at the top of the highest-end Florida residential real estate sector, not including private sales, the three most expensive single-family properties closed in Palm Beach County (PBC)—for a total of \$159 million—and the top eight listings that were presented in May, were also PBC properties.

In the largest sale of May, Margit Brandt of Premier Estate Properties acted on behalf of both the seller and buyer to close 1140 S. Ocean Boulevard, a brand new ocean-to-intracoastal estate in Manalapan, for \$55.5 million. James Kenny of K2 Realty was not far behind, closing 12022 East End in North Palm Beach for \$55 million. The estate includes a newly built 14,000 square-foot mansion and 103 feet of direct ocean frontage.

There were 147 sales in the \$5 million-plus category, contributing to an 11% increase in the median price during the last three months as compared to the same period of last year. There was also a 17% increase in the number of homes listed during March through May, year-over-year.

#### 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
\$55,500,000	MARGIT BRANDT <i>Premier Estate Properties</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	1140 S. Ocean Blvd.	Manalapan	23-May	RX-11012157

### 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
\$133,177,500	MICHAEL MCCUMBER <i>Gulf Coast International Properties</i>	NMLS Member	2200 Gordon Drive	Naples	Apr-25	223017155
\$122,125,121	DANIEL HERTZBERG <i>Coldwell Banker Realty</i>	ZACHARY VICHINSKY <i>Bespoke Realty Florida</i>	18 Lagorce Circle	Miami Beach	Oct-24	A11529138
\$74,250,000	NELSON GONZALEZ <i>BHHS EWM Realty</i>	RYAN MENDELL <i>Maxwell Realty</i>	88 La Gorce Circle	Miami Beach	Apr-25	A11741997
\$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
\$60,000,000	JORDAN KARP <i>Jordan Karp, LLC</i>	JORDAN KARP <i>Jordan Karp, LLC</i>	66 La Gorce Circle	Miami Beach	Mar-25	A11762109
\$55,500,000	MARGIT BRANDT <i>Premier Estate Properties</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	1140 S. Ocean Blvd.	Manalapan	May-25	RX-11012157
\$55,000,000	JAMES KENNY <i>K2 Realty</i>	JAMES KENNY <i>K2 Realty</i>	12032 E. End	North Palm Beach	May-25	RX-11084340
\$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

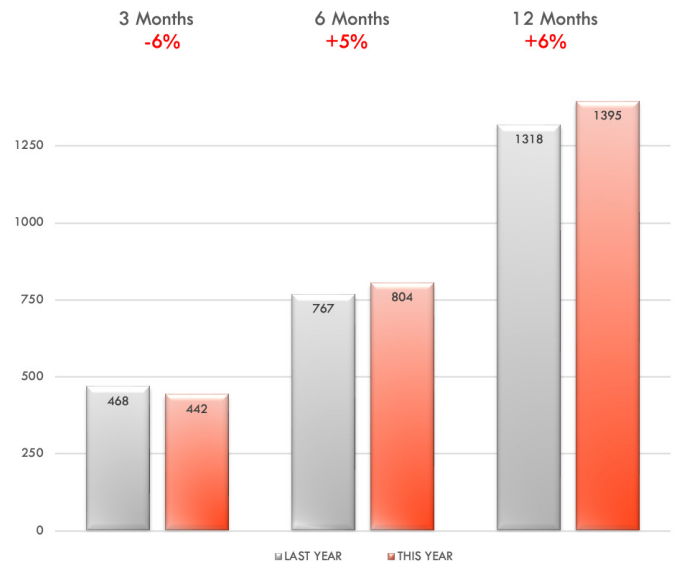
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## \$5 Million-Plus Single-Family Homes

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

MLS-ADVERTISED MAY HOUSE SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$55,500,000	MARGIT BRANDT <i>Premier Estate Properties</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	1140 S. Ocean Blvd.	Manalapan	23-May	RX-11012157
\$55,000,000	JAMES KENNY <i>K2 Realty</i>	JAMES KENNY <i>K2 Realty</i>	12032 E. End	North Palm Beach	1-May	RX-11084340
\$48,500,000	DANA KOCH <i>The Corcoran Group</i>	THOMAS SHAW <i>Sotheby's International Realty</i>	1519 N. Ocean Way	Palm Beach	14-May	RX-11062795
\$31,500,000	LOUISE BUEHLER <i>Douglas Elliman</i>	DAVID ROBERTS <i>Royal Palm Properties</i>	1788 Royal Palm Way.	Boca Raton	23-May	RX-11092251
\$29,500,000	NELSON GONZALEZ <i>BHHS EWM Realty</i>	NELSON GONZALEZ <i>BHHS EWM Realty</i>	4774 N. Bay Road	Miami Beach	19-May	A11710058
\$27,050,222	NICHOLAS MALINOSKY <i>Douglas Elliman</i>	NICHOLAS MALINOSKY <i>Douglas Elliman</i>	2363 S.Ocean Blvd.	Highland Beach	1-May	RX-11030290
\$25,500,000	MARIA MENDELSON <i>Douglas Elliman Wellington</i>	JACKSON BRITTAN <i>M B Real Estate Group</i>	3585 Olde Hampton Drive	Wellington	16-May	RX-11055631
\$23,350,000	LINDSEY TRONOLONE <i>Compass Florida</i>	PAUL KANEB <i>K2 Realty</i>	318 S. Beach Road	Hobe Sound	14-May	RX-11050483
\$20,925,000	MATTHIAS FRETZ <i>Douglas Elliman</i>	DEBORAH PULEO <i>Fosters Realty</i>	127 Spinnaker Lane	Jupiter	2-May	RX-11051179
\$19,200,000	JOHN CREGAN <i>Sotheby's International Realty</i>	JOHN CREGAN <i>Sotheby's International Realty</i>	1221 N. Lake Way	Palm Beach	23-May	RX-10996763
\$17,500,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	215 El Bravo Way	Palm Beach	9-May	RX-11019471
\$17,250,000	JOHN SOUSA <i>Illustrated Properties</i>	JAMES KENNY <i>K2 Realty</i>	11279 Old Harbour Road	North Palm Beach	12-May	RX-11080695
\$16,990,600	MARGIT BRANDT <i>Premier Estate Properties</i>	DARLENE STREIT <i>The Corcoran Group</i>	142 Via Palma	Palm Beach	28-May	RX-11052290
\$16,750,000	GARY POHRER <i>Douglas Elliman</i>	SAMANTHA CURRY <i>Douglas Elliman</i>	100 Beverly Road	West Palm Beach	30-May	RX-11044637
\$16,550,000	MICHAEL LAWLER <i>Douglas Elliman Florida</i>	WILLIAM EARLS <i>John R. Wood Properties</i>	950 Admiralty Parade	Naples	6-May	222078078

15 of 334 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED MAY HOUSE LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$90,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1350 N. Lake way	Palm Beach	Palm Beach	13-May	RX-11090300
\$84,888,000	PHILIP SMITH <i>Luxury Resort Portfolio</i>	1940 S. Ocean Blvd.	Manalapan	Palm Beach	8-May	RX-11088980
\$64,500,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1460 S. Ocean Blvd.	Manalapan	Palm Beach	2-May	RX-11087143
\$56,000,000	ANTHONY MARINO <i>Realty Advisors International</i>	1280 S. Ocean Blvd.	Manalapan	Palm Beach	2-May	RX-11087216
\$49,900,000	ELIZABETH DEWOODY <i>Compass Florida</i>	1285 N. ocean Blvd.	Palm Beach	Palm Beach	20-May	RX-11091524
\$47,500,000	COLLEEN NOUHAN <i>Premier Estate Properties</i>	16101 Quiet Vista Circle	Delray Beach	Palm Beach	22-May	RX-11093079
\$44,900,000	CHARLES PRAKAS <i>Serhant</i>	526 N. Ocean Blvd.	Delray Beach	Palm Beach	30-May	RX-11094997
\$43,850,000	SAMANTHA CURRY <i>Douglas Elliman</i>	3715 S. Ocean Blvd.	Highland Beach	Palm Beach	7-May	25-800
\$39,000,000	CHAD CARROLL <i>Compass Florida</i>	600 Isle of Palms Drive	Fort Lauderdale	Broward	1-May	A11788373
\$35,000,000	SCOTT HANDLER <i>Compass Florida</i>	3208 Pilots Point Circle	Jupiter	Palm Beach	13-May	RX-11090288
\$35,000,000	TIM SAVAGE <i>Gulf Coast International Properties</i>	3625 Gordon Drive	Naples	Collier	5-May	225042939
\$30,900,000	KRISTI BACHAN <i>LoKation</i>	440 S. Hibiscus Drive	Miami Beach	Miami-Dade	10-May	A11800743
\$29,500,000	MARIANA NIRO <i>Serhant</i>	220 W. Dillido Drive	Miami Beach	Miami-Dade	13-May	A11795570
\$29,500,000	JAMES BATES <i>Distinctive Homes Realty</i>	529 Bontona Ave.	Fort Lauderdale	Broward	5-May	F10501259
\$29,500,000	MARTIN CONROY <i>Sailfish Point Realty</i>	3066 SE Dune Drive	Stuart	Martin	20-May	RX-11092205



## RESIDENTIAL PROPERTY HIGHLIGHT: CONDOMINIUM ULTRALUXURY HOMES

### Miami-Dade Dominates Highest-End Condo Market

A scroll through Florida's leaderboard of ultraluxury attached home sales in May reveals the top six happened in Miami-Dade County, Nineteen out of 32 sales took place in Miami-Dade County last month, and 62 out of 131 closed there during the last three months. The sales contributed to gains in the state's \$5 million plus category of advertised sales during March through May, where there was a 3% increase in both the median sales price and the number of homes sold, year-over-year.

At \$28.64 million, the priciest advertised condo sale of the month, Penthouse 5603 in the Jade Signature building at 16901 Collins Avenue, was handled by Chad Carrol of Compass Florida, who represented both the seller and buyer during the transaction. The two-story Sunny Isles Beach home was advertised as "the pinnacle of opulence and sophistication." Further south, at 16 71 Collins Avenue in The Ritz-Carlton Residences, South Beach, the top listing of the month became available. Fredrik Eklund of Douglass Elliman presented residence 5a for \$27.5 million.

#### 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
\$28,641,500	CHAD CARROLL <i>Compass Florida</i>	CHAD CARROLL <i>Compass Florida</i>	16901 Collins Ave., Ph 5603	Sunny Isles Beach	9-May	A11551985

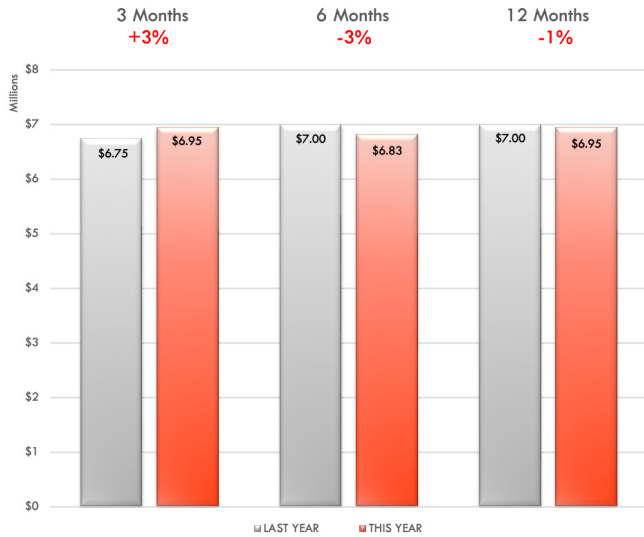
### TOP 10 MLS-ADVERTISED CONDO SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$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
\$28,641,500	CHAD CARROLL <i>Compass Florida</i>	CHAD CARROLL <i>Compass Florida</i>	16901 Collins Ave., Ph 5603	Sunny Isles Beach	May-25	A11551985
\$27,500,000	DEBORAH STRAND <i>Douglas Elliman</i>	AMY SIMMONDS <i>Compass Florida</i>	9111 Collins Ave., N1021	Surfside	Mar-25	A11714118
\$25,000,000	MICHAEL GOLDSTEIN <i>Acqualina Realty</i>	BENJAMIN MOSS <i>Compass Florida</i>	17975 Collins Ave., 470 1/2	Sunny Isles Beach	Mar-25	A11764383
\$24,000,000	SARAH WILLIAMS <i>Societe Real Estate</i>	GINETTE BEHAR <i>Societe Real Estate</i>	125 Ocean Drive, Ph 702	Miami Beach	Mar-25	A11738003
\$22,500,000	JUDY ZEDER <i>Coldwell Banker Realty</i>	JULIAN COHEN <i>Douglas Elliman</i>	2811 S. Bayshore Drive, Ph A	Miami	Feb-25	A11678713
\$21,244,000	GEORGIA KOPELOUSOS <i>Michael Saunders &amp; Company</i>	MICHAEL MOULTON <i>Michael Saunders &amp; Company</i>	1561 Gulf Of Mexico Drive, 201 & 202	Longboat Key	Sep-24	A4624339
\$20,500,000	KARLA ABAUNZA <i>Luxury Living Realty</i>	LAURA CASTILLO <i>The Corcoran Group</i>	7964 Fisher Island Drive	Miami Beach	Apr-25	A11611096

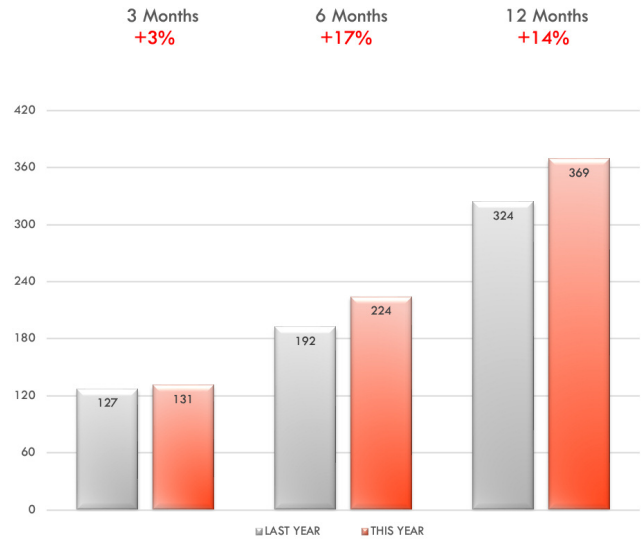
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## \$5 Million-Plus Condominiums

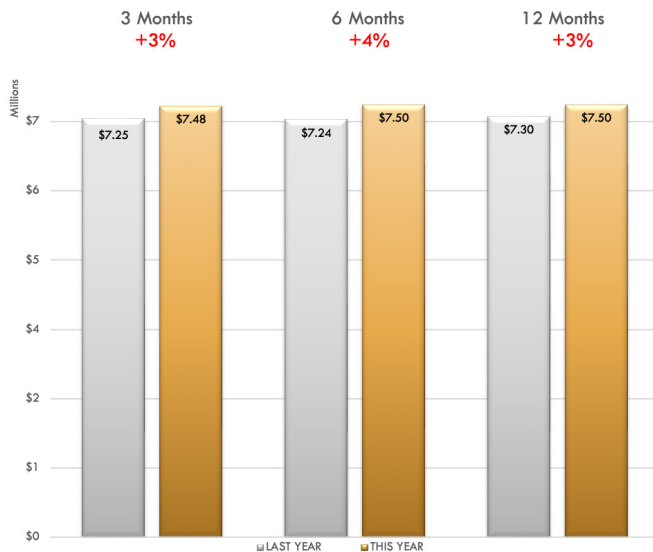
MEDIAN SELLING PRICE  
Year-over-year



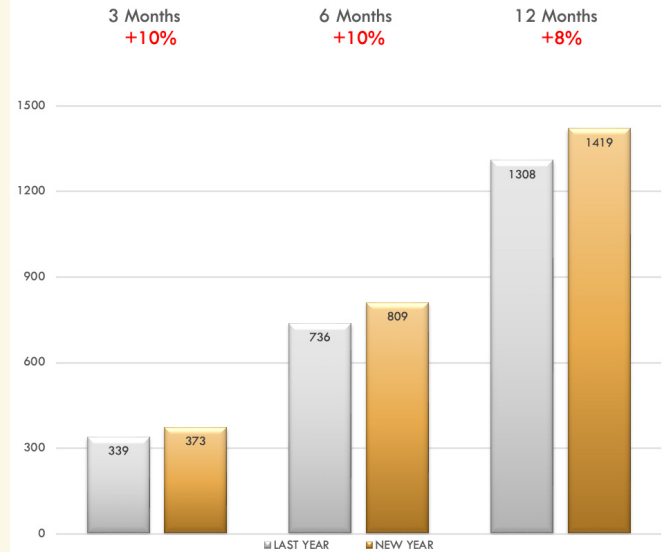
NUMBER OF CONDOS SOLD  
Year-over-year



MEDIAN LISTING PRICE  
Year-over-year



NUMBER OF CONDOS LISTED  
Year-over-year





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

MLS-ADVERTISED MAY CONDO SALES						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$28,641,500	CHAD CARROLL <i>Compass Florida</i>	CHAD CARROLL <i>Compass Florida</i>	16901 Collins Ave., Ph 5603	Sunny Isles Beach	9-May	A11551985
\$19,500,000	XIMENA PENUELA <i>Fort Realty</i>	XIMENA PENUELA <i>Fort Realty</i>	9001 Collins Ave., S903	Surfside	28-May	A11778858
\$17,875,000	RYAN MENDELL <i>Maxwell E Realty</i>	YANSY CHECA <i>Douglas Elliman</i>	17901 Collins Ave., Ts4205	Sunny Isles Beach	30-May	A11676098
\$17,185,000	JORGE MARTINEZ <i>One Sotheby's International Realty</i>	JONATHAN CORSO <i>Coldwell Banker Realty</i>	100 S. Pointe Drive, 2504 / 2503	Miami Beach	19-May	A11722393
\$16,200,000	DORA PUIG <i>Luxe Living Realty</i>	FREDRIK EKLUND <i>Douglas Elliman</i>	7012 Fisher Island Drive	Miami Beach	12-May	A11712235
\$14,800,000	DAJER GABRIELA <i>One Sotheby's International Realty</i>	ALEJANDRA ANZOLA <i>Fortune International Realty</i>	1425 Brickell Ave., Ph 2abcd	Miami	20-May	A11702498
\$13,000,000	MOLLY TAYLOR <i>One Sotheby's International Realty</i>	WILLIAM HENNEBERRY <i>One Sotheby's International Realty</i>	111 Beach Road, 107	Key Largo	5/8/2F119	2868
\$12,500,000	JESSICA ADAMS <i>Douglas Elliman</i>	Non MLS member	2811 S. Bayshore Drive, 15a	Miami	15-May	A11710639
\$12,300,000	DENISE LEVINE <i>Denise LeVine Realty</i>	ONEIDE GIOIA <i>Luxury Living Realty</i>	7872 Fisher Island Drive, 7872	Miami Beach	28-May	A11615008
\$12,125,000	JOHN PICKETT <i>Brown Harris Stevens of Palm Beach</i>	JOHN PICKETT <i>Brown Harris Stevens of Palm Beach</i>	450 Brazilian Ave., 450	Palm Beach	1-May	RX-11050949
\$10,400,000	JANIE DARLING <i>Premier Sotheby's International Realty</i>	NMLS member	6897 Grenadier Blvd., 1501	Naples	9-May	225004735
\$10,400,000	THOMAS WEIDLICH <i>Waterfront Realty Group</i>	GARY BLAINE <i>John R Wood Properties</i>	10 Seagate Drive, Ph 2n	Naples	1-May	225020001
\$10,100,000	AMY BECKER <i>Premier Sotheby's International Realty</i>	MITCH WILLIAMS <i>John R Wood Properties</i>	4351 Gulf Shore Blvd., 7n	Naples	1-May	224091631
\$9,125,000	CHARLES BUKY <i>Coldwell Banker Realty</i>	RICH POLESE <i>Compass Florida</i>	1581 Gulf Of Mexico Drive, 308	Longboat Key	12-May	A4645968
\$9,014,000	MICHAEL LAWLER <i>Douglas Elliman Florida</i>	MICHAEL LAWLER <i>Douglas Elliman Florida</i>	8477 Bay Colony Drive, 1201	Naples	1-May	224102171

15 of 8 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED MAY CONDO LISTINGS						
LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE	MLS NUMBER
\$27,500,000	FREDRIK EKLUND <i>Douglas Elliman</i>	1671 Collins Ave., 15a	Miami Beach	Miami-Dade	8-May	A11798773
\$25,900,000	DIANE COHEN <i>Skyline International Realty</i>	18501 Collins Ave., 5204	Sunny Isles Beach	Miami-Dade	6-May	A11795555
\$23,500,000	DORA PUIG <i>Luxe Living Realty</i>	7025 Fisher Island Drive, 7025	Miami Beach	Miami-Dade	6-May	A11795550
\$23,500,000	TATYANA IONIN <i>Coldwell Banker Realty</i>	7143 Fisher Island Drive, 7143	Fisher Island	Miami-Dade	2-May	A11795156
\$21,500,000	JEFFREY MILLER <i>One Sotheby's International Realty</i>	125 Ocean Drive, U0203	Miami Beach	Broward	14-May	A11801358
\$16,995,000	DIANE COHEN <i>Skyline International Realty</i>	18501 Collins Ave., 4903	Sunny Isles Beach	Miami-Dade	2-May	A11789940
\$16,950,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	220 Brazilian Ave., West	Palm Beach	Palm Beach	6-May	RX-11088161
\$16,250,000	CHAD CARROLL <i>Compass Florida</i>	2821 S. Bayshore Drive, 20ab	Miami	Miami-Dade	20-May	A11803021
\$15,900,000	EDDY MARTINEZ <i>One Sotheby's International Realty</i>	100 S. Pointe Drive, 2101/02	Miami Beach	Miami-Dade	6-May	A11797137
\$15,900,000	ELENA BLUNTZER <i>One Sotheby's International Realty</i>	1000 Brickell Plaza, Uph 6201	Miami	Miami-Dade	28-May	A11802279
\$15,900,000	BRENDA FRIEND <i>Elite International Realty</i>	9701 Collins Ave., 2403s	Bal Harbour	Miami-Dade	13-May	A11810428
\$13,750,000	VAN OSBORNE <i>Ronto Realty</i>	1000 Benjamin Franklin Drive, 1102	Sarasota	Sarasota	16-Jun	A4539437
\$13,700,000	ANNA BABCHIN <i>Miami Legacy Realty</i>	7055 Fisher Island Drive, 7055	Miami beach	Miami-Dade	28-May	A11811318
\$13,270,000	TADIA SILVA <i>Charles Rutenberg Realty</i>	17141 Collins Ave., 4501	Sunny Isles Beach	Miami-Dade	4-May	A11789875
\$12,995,000	ROBYN GRIFFIN <i>William Raveis Real Estate</i>	6897 Grenadier Blvd., 601	Naples	Collier	16-May	A11789875



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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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