

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

JULY 2025



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Residential Property Highlight: Single-Family Ultraluxury Homes

Florida's \$5M+ Market Holds Strong, Sets New Record in Miami Beach

Florida's luxury market (\$5M+) remained strong in June, and Miami Beach's 33109 zip code saw a median price of \$7.4 million, up 29.8% from last year. Inventory increased throughout South Florida, giving buyers more choice—but pricing at the high end remained firm. Homes priced above \$10 million continue to see strong demand and quick closings, with the \$5–\$10 million range seeing growing days on market and rising pricing pressure.

Highlight sale for the month was 55 E. San Marino Drive, which went for \$46 million, setting a new record for Venetian Islands. Thomas and Patricia Kennedy developed the 9,700 square-foot waterfront estate that features custom touches and bayfront vistas. Seller was represented by Dina Goldentayer of Douglas Elliman, and buyer was represented by Joel Lusky and Zalmy Shapiro of The Brokerage South Florida.

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MULTIMILLION DOLLAR HOUSES

LARGEST MLS-ADVERTISED HOUSE SALE - LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$46,000,000	Dina Goldentayer Douglas Elliman	Joel Lusky and Zalmy Shapiro The Brokerage South Florida	55 E. San Marino Drive	Miami Beach	25-June	A11756792

TOP 10 MLS ADVERTISED HOUSE SALES - LAST 12 MONTHS

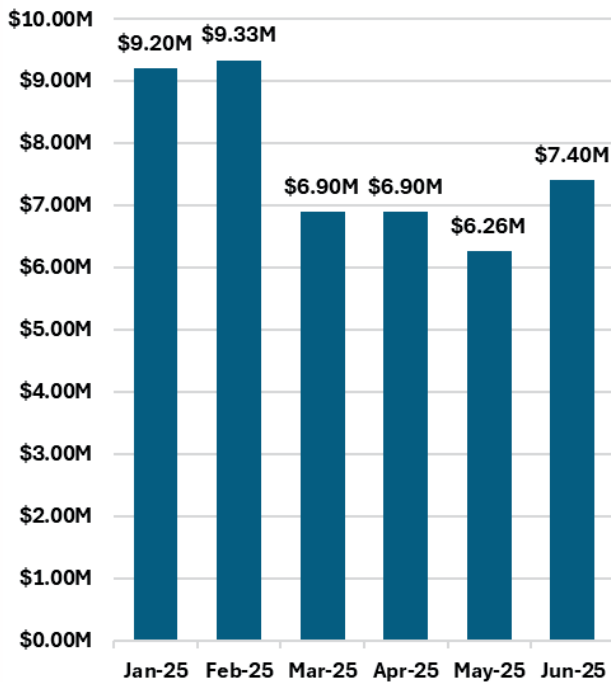
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$152,000,000	Suzanne Frisbie The Corcoran Group Christopher Leavitt Douglas Elliman	Margit Brandt Premier Estate Properties	10 Tarpon Isle	Palm Beach	24-May	RX-10939073
\$133,177,500	Michael McCumber Gulf Coast International Properties	NMLS Member	2200 Gardon Drive	Naples	25-Apr	223017155
\$122,125,121	Daniel Hertzberg Coldwell Banker Realty	Zachary Vichinsky Bespoke Realty Florida	18 La Gorce Circle	Miami Beach	24-Oct	A11529138
\$74,250,000	Nelson Gonzalez BHHS EWM Realty	Ryan Mendell Maxwell Realty	88 La Gorce Circle	Miami Beach	25-Apr	A11741997
\$72,250,000	Dora Puig Luxe Living Realty	Dora Puig Luxe Living Realty	4736 N. Bay Road	Miami Beach	24-Oct	A11307492
\$62,500,000	Mirce Curkoski One Sotheby's International Realty	Jill Eber Coldwell Banker Realty	98 La Gorce Circle	Miami Beach	24-June	A11310107
\$60,000,000	Jordan Karp Jordan Karp, LLC	Jordan Karp Jordan Karp, LLC	66 La Gorce Circle	Miami Beach	25-Mar	A11762109
\$55,500,000	Margit Brandt Premier Estate Properties	Margit Brandt Premier Estate Properties	1140 S. Ocean Blvd.	Manalapan	25-May	RX-11012157
\$55,000,000	James Kenny K2 Realty	James Kenny K2 Realty	12032 E. End	North Palm Beach	25-May	RX-11084340
\$51,631,500	Lawrence A. Moens Lawrence A. Moens Associates	Lawrence A. Moens Lawrence A. Moens Associates	200 Via Palma	Palm Beach	24-Jul	23-1752

STATE OF FLORIDA

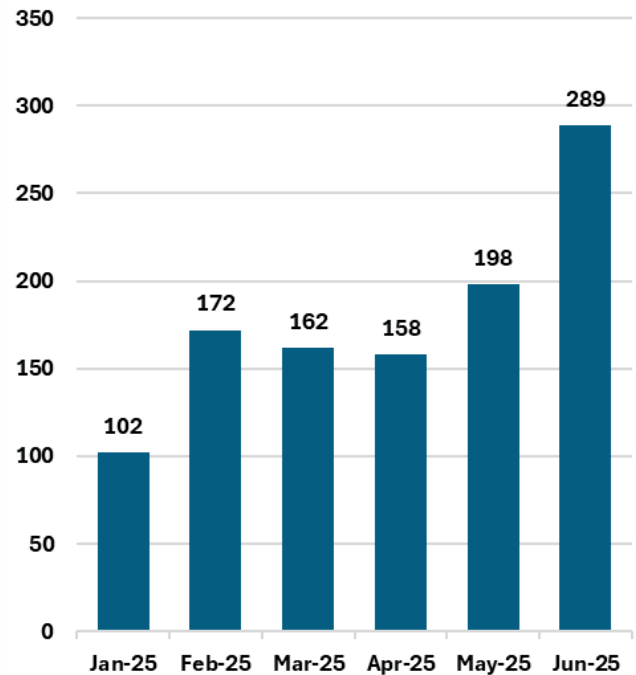
MUTIMILLION DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS SINGLE-FAMILY HOMES

MEDIAN SELLING PRICE
Month to Month



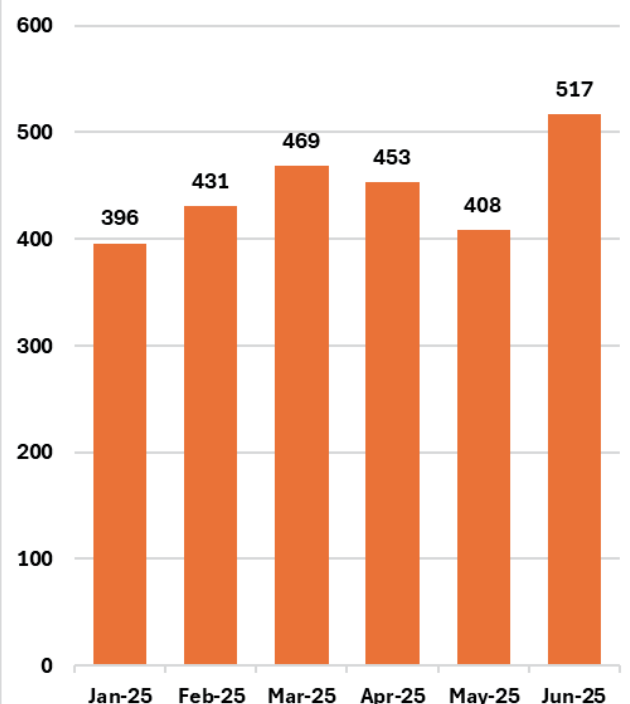
HOMES SOLD
Month to Month



MEDIAN LISTING PRICE
Month to Month



HOMES LISTED
Month to Month



MLS-ADVERTISED JUNE HOUSE SALES						
Sale Price	Listing Agent/Agency	Buyers Agent/Agency	Address	City	Sale Date	MLS Number
\$46,000,000	Dina Goldentayer Douglas Elliman	Joel Lusky & Zalmy Shapiro The Bokerage South Florida Real Estate	55 E. San Marino Drive	Miami Beach	24-Jun	A11756792
\$38,750,000	Christian Angle Christian Angle Real Estate	Suzanne Trapani-Frisbie The Corcoran Group	1742 S. Ocean Blvd.	Palm Beach	23-Jun	RX-11069085
\$33,000,000	Christian Angle Christian Angle Real Estate	Christian Angle Christian Angle Real Estate	690 Island Drive	Palm Beach	12-Jun	RX-11036967
\$31,750,000	Jorge Uribe One Sotheby's International Realty	Brigitte De Langeron DLS International Realty	330 Harbor Drive	Key Biscayne	23-Jun	A11684892
\$28,200,000	Stephanie Mordes Aquantis Realty, LLC	Stephanie Mordes Aquantis Realty, LLC	3030 Washington Road	West Palm Beach	13-Jun	RX-11072171
\$26,400,000	Richard Prebish & Thomas Campbell William Raveis Real Estate	Frank Sajtar William Raveis Real Estate	3200 Gin Lane	Naples	5-Jun	224049155
\$25,500,000	Enzo Rosani Barnes International Realty, LLC	William Abreu Compass Florida	14851 SW 21 st Street	Davie	14-Jun	A11753927
\$23,750,000	Kourtney Pulitzer Sotheby's International Realty	Margit Brandt Premier Estate Properties	173 E. Inlet Drive	Palm Beach	3-Jun	RX-11028812
\$18,000,000	William Earls & Larry Lappin John R. Woods Properties	Mary Stapleton John R. Woods Properties	960 17 th Avenue S.	Naples	13-Jun	223085294
\$17,850,000	Dana L. Koch The Corcoran Group	Christian Angle Christian Angle Real Estate	110 Wells Road	Palm Beach	18-Jun	RX-10984932
\$17,750,000	Marie Rosner Douglas Elliman	NMLS Member	500 S. Beach Road	Hobe Sound	23-Jun	RX-11102080
\$17,500,000	Nicholas Malinosky & Michael O'Connor Douglas Elliman	Maximo Cortese Tangent Realty Corp.	755 N. Ocean Blvd.	Delray Beach	12-Jun	RX-11036629
\$16,000,000	Toby Cloutier London Bay Realty Inc.	Toby Cloutier London Bay Realty Inc.	256 Aqua Court	Naples	16-Jun	224101531
\$16,000,000	Andrew Christopher William Raveis Real Estate	Kristin Stroh The Agency Naples	1583 Gordon Drive	Naples	16-Jun	223085773
\$15,500,000	Chad Carroll & Chad Rosenthal Compass Florida	NMLS Member	13001 Lewis Lane	Southwest Ranches	30-Jun	A11560860

MLS-ADVERTISED JUNE HOUSE LISTINGS						
Sale Price	Listing Agent/Agency	Address	City	County	List Date	MLS Number
\$75,000,000	Lourdes Alatrisme Douglas Elliman	3100 N. Bay Road	Miami Beach	Miami-Dade	17-Jun	A11820623
\$54,900,000	Eddy Martinez & Roland Ortiz One Sotheby's International Realty	41 Arvida Parkway	Coral Gables	Miami-Dade	27-Jun	A11830004
\$48,850,000	Lawrence A. Moens Lawrence A. Moens Associates, Inc.	160 Clarendon Avenue	Palm Beach	Palm Beach	10-Jun	23-2081
\$43,900,000	Marc Tetzner Intereal Properties	375 N. Hibiscus Drive	Miami Beach	Miami-Dade	10-Jun	A11801076
\$36,500,000	Liza Pulitzer Brown Harris Stevens	143 E. Inlet Drive	Palm Beach	Palm Beach	7-Jun	RX-11097319
\$32,000,000	John Cregan Sotheby's International Realty	748 Island Drive	Palm Beach	Palm Beach	5-Jun	RX-11103870
\$30,000,000	Julian Johnston & Lina Agosto The Corcoran Group	16675 C 24 Canal Road	Port St. Lucie	St. Lucie	26-Jun	A11815813
\$29,995,000	Martin Conroy Sailfish Point Realty, LLC	2966 SE Dune Drive	Stuart	Martin	13-Jun	RX-110988
\$29,990,000	Ryan Leben Realty One Group MVP	3675 Gordon Drive	Naples	Collier	11-Jun	225058159
\$27,900,000	Antonio Yunez Fortune Christie's International Real Estate	297 N. Coconut Lane	Miami Beach	Miami-Dade	11-Jun	A11816786
\$27,500,000	Brian Hero One Sotheby's International Realty	2500 Mercedes Drive	Fort Lauderdale	Broward	13-Jun	A11800516
\$26,900,000	James Morlock Fidelity Real Estate, LLC	4 Pelican Drive	Fort Lauderdale	Broward	27-Jun	F10512187
\$26,500,000	David Roberts Royal Palm Properties, LLC	207 W. Coconut Palm Road	Boca Raton	Palm Beach	14-Jun	RX-11099112
\$25,900,000	Andrew Christopher & Randall Porter William Raveis Real Estate	616 Bougainvillea Road	Naples	Collier	11-Jun	225054188
\$25,495,000	Richard True The Corcoran Group	255 Emerald Lane	Palm Beach	Palm Beach	10-Jun	25-558

Residential Property Highlight: Condominium Ultraluxury Homes

Where Prestige Meets Price: Inside Florida’s \$5M+ Condo Market

In June 2025, Florida's ultra-high-end condo market—homes priced at \$5 million and higher continued to attract deep-pocketed international and domestic buyers. With solid all cash offers from overseas investors supporting prices, luxury condo prices have increased, even as sales volumes remain stable. In markets like Miami and Miami Beach, buyers are savvy, leveraging extended inventory to negotiate but truly exceptional properties in prime locations continue to command top-dollar, with record-breaking local price per square-foot prices.

The Apogee penthouse at South of Fifth Unit 1404—sold on June 18, 2025, for \$14.6 million, short only of its \$14.9 million asking price. The four-bedroom, three and a half-bathroom corner residence boasts a vast 3,731 square-foot interior and a nearly 2,400 square-foot wrap-around terrace boasting a summer kitchen all backed by breathtaking ocean, Intracoastal, and skyline views. Selling for roughly \$3,914 a square-foot, the sale demonstrates the continued vigor of the ultra-luxury Florida real estate market in which outstanding homes in desirable neighborhoods still command and sell at premium prices.

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MULTIMILLION DOLLAR CONDOS

LARGEST MLS-ADVERTISED CONDO SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$14,603,000	Gabriela Dajer & Alina De La Vega One Sotheby's International Realty	Jill Hertzberg Coldwell Banker Realty	800 S. Pointe Drive, Unit 1404	Miami Beach	Miami-Dade	A11454788

TOP 10 MLS-ADVERTISED CONDO SALES—LAST 12 MONTHS

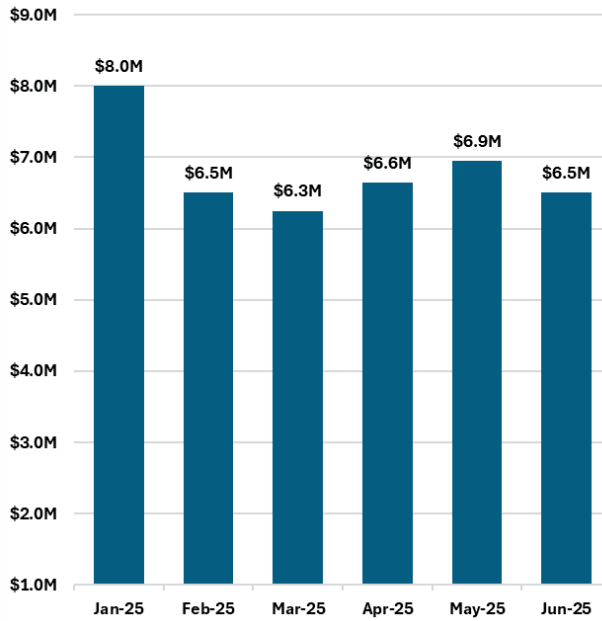
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$37,000,000	Dina Goldentayer Douglas Elliman	Don Pingaro Official Real Estate	7001 Fisher Island Drive, PH-1	Miami Beach	24-Jun	A11507600
\$33,000,000	Chad Carroll Compass Florida	Stephan Hermida Engle Volkers	1451 Brickell Ave., PH-56	Miami	24-Oct	A11515752
\$29,000,000	Dina Goldentayer Douglas Elliman	Dina Goldentayer Douglas Elliman	8701 Collins Ave., PH-1702	Surfside	25-Jan	A11676573
\$28,641,500	Chad Carroll Compass Florida	Chad Carroll Compass Florida	16901 Collins Ave., PH-5603	Sunny Isles Beach	25-May	A11551985
\$27,500,000	Deborah Strand Douglas Elliman	Amy Simmonds Compass Florida	9111 Collins Ave., N-1021	Surfside	25-Mar	A11714118
\$25,000,000	Michael Goldstein Acqualina Realty	Benjamin Moss Compass Florida	17975 Collins Ave., Unit 4701/2	Sunny Isles Beach	25-Mar	A11764383
\$24,000,000	Sarah Williams Societe Real Estate	Ginette Behar Societe Real Estate	125 Ocean Drive, PH-702	Miami Beach	25-Mar	A11738003
\$22,500,000	Judy Zeder Coldwell Banker Realty	Julian Cohen Douglas Elliman	2811 S. Bayshore Drive, PH-A	Miami	25-Feb	A11678713
\$21,244,000	Georgia Kopelousos Michael Saunders & Company	Michael Moulton Michael Saunders & Company	1561 Gulf of Mexico Drive, Unit 201 & 202	Longboat Key	24-Sept	A4624339
\$20,500,000	Karla Abaunza Luxury Living Realty	Laura Castillo The Corcoran Group	7964 Fisher Island Drive, Unit 7964	Miami Beach	25-Apr	A11611096

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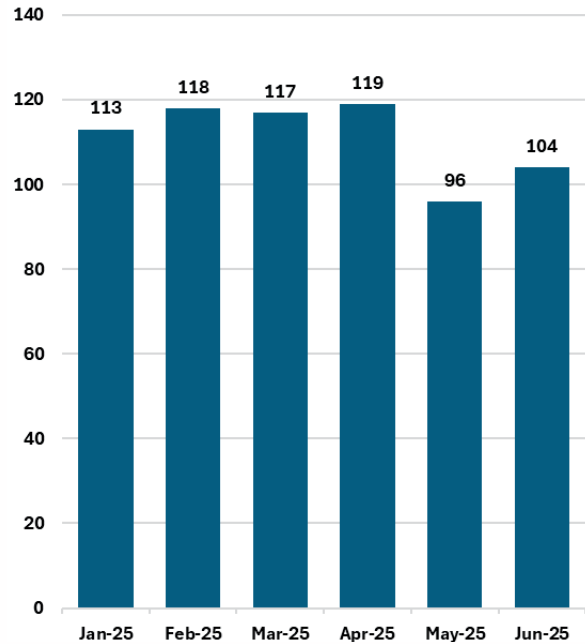
MUTIMILLION DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS CONDOMINIUMS

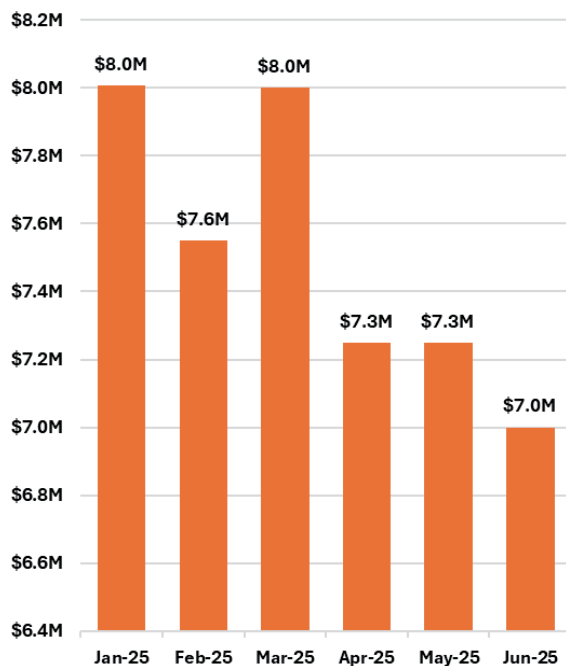
MEDIAN SELLING PRICE
Month to Month



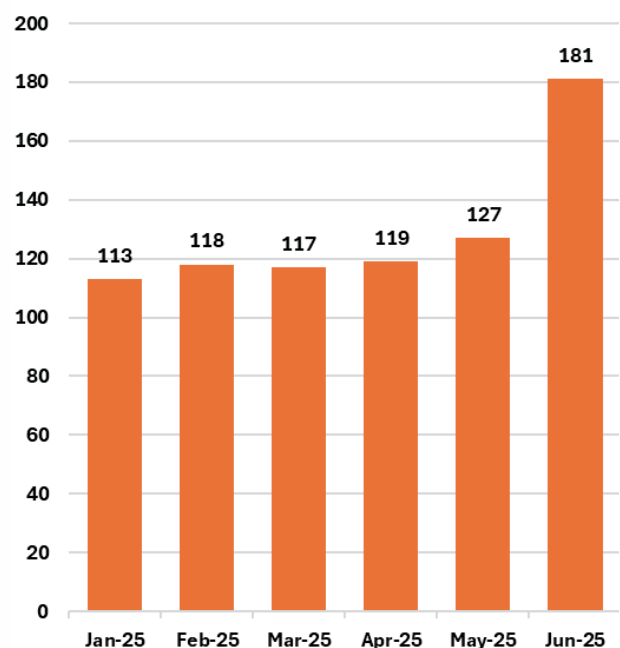
NUMBER OF CONDOS SOLD
Month to Month



MEDIAN LISTING PRICE
Month to Month



NUMBER OF CONDOS LISTED
Month to Month



MLS-ADVERTISED JUNE CONDO SALES						
Sale Price	Listing Agent/Agency	Buyers Agent/Agency	Address	City	Sale Date	MLS Number
\$14,603,000	Gabriela Dajer One Sotheby's International Realty	Jill Hertzberg Coldwell Banker Realty	800 S. Pointe Drive, Apt 1404	Miami Beach	18-Jun	A11454788
\$13,500,000	Chad Carroll Compass Florida, LLC	Chad Carroll Compass Florida, LLC	17449 Collins Avenue, Unit TS2401/02	Sunny Isles Beach	30-Jun	A11825367
\$12,543,000	Christian Angle Christian Angle Real Estate	Julien Taylor IV William Raveis Real Estate	1100 S. Flagler Drive, Unit 1502	West Palm Beach	13-Jun	RX-11029308
\$12,000,000	Jill Eber Coldwell Banker Realty	Alexa Iacovelli Luxe Living Realty	7852 Fisher Island Drive, Unit 7852	Miami Beach	6-Jun	A11735076
\$9,795,000	Georgia Kopelousos & Lynn Morris Michael Saunders & Company	Kim Ogilvie Michael Saunders & Company	1561 Gulf of Mexico Drive, Unit 302	Longboat Key	27-Jun	A4633861
\$9,635,000	Rochelle LeCavalier Douglas Elliman	Kathy Koch Pitlake Douglas Elliman	220 SE Mizner Blvd., Unit 903	Boca Raton	19-Jun	RX-11100965
\$8,140,000	Julie Ann Giachetti One Sotheby's International Realty	Julie Ann Giachetti One Sotheby's International Realty	4215 S. Ocean Blvd., Villa 3	Highland Beach	30-Jun	RX-11069083
\$7,335,000	Rochelle LeCavalier Douglas Elliman	Kelley Clancy William Raveis Real Estate	220 SE Mizner Blvd., Unit 724	Boca Raton	19-Jun	RX-11100980
\$7,300,000	Rochelle LeCavalier Douglas Elliman	Senada Adzem Douglas Elliman	220 SE Mizner Blvd., Unit 823	Boca Raton	19-Jun	RX-11100970
\$7,200,000	Rochelle LeCavalier Douglas Elliman	David B. Hall Compass Florida	220 SE Mizner Blvd., Unit 824	Boca Raton	19-Jun	RX-11100968
\$7,000,000	Karla Abaunza & Jorge Escasena Luxury Living Realty	Haydar Alchalaby & Michael Martirena Compass Florida	4411 Fisher Island Drive, Unit 4411	Miami Beach	20-Jun	A11562046
\$6,900,000	Perry Corneau Compass Florida	Francoise Borel Michael Saunders & Company	401 Quay Commons, Unit 803	Sarasota	3-Jun	A4627379
\$6,800,000	David Benichou LIV Real Estate Group	Pamela Diaz-De Leon The Corcoran Group	17475 Collins Avenue, Unit 2701	Sunny Isles Beach	18-Jun	A11765497
\$6,500,000	Daniel Hechtkopf & Marci Declaris Compass Florida	Seth Feuer Compass Florida	501 West Avenue, Unit 2901	Miami Beach	17-Jun	A11761809
\$6,150,000	Margo Johnson One Sotheby's International Realty	Djamilia Junco Atlantic VIP Realty Group, LLC	17901 Collins Avenue, Unit 4106	Sunny Isles Beach	23-Jun	A11646583

Top 15 of 181 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED JUNE CONDO LISTINGS						
Sale Price	Listing Agent/Agency	Address	City	County	List Date	MLS Number
\$50,000,000	Sam Gaita The Corcoran Group	6800 Fisher Island Drive, Unit LPH 6893	Miami Beach	Miami-Dade	23-Jun	A11825365
\$36,000,000	Stephanie Roy Compass Florida	450 Alton Road, PH-1	Miami Beach	Miami-Dade	3-Jun	A11795555
\$19,900,000	Daniel Hertzberg Coldwell Banker Realty	19575 Collins Avenue, PH43	Sunny Isles Beach	Miami-Dade	6-Jun	A11817233
\$17,850,000	Lawrence A. Moens Lawrence A. Moens Associates	2 N. Breakers Row, Unit S22/23	Palm Beach	Palm Beach	10-Jun	24-1908
\$16,950,000	Christopher Leavitt & Ashley Copeland Douglas Elliman	220 Brazilian Avenue, Unit 1	Palm Beach	Palm Beach	10-Jun	25-798
\$16,000,000	Rejane Gomes De Paula Fortune International Realty	16901 Collins Avenue, Apt 5103	Sunny Isles Beach	Miami-Dade	17-Jun	No Listing Found
\$15,900,000	Eddy Martinez & Roland Ortiz One Sotheby's International Realty	100 S. Pointe Drive, Unit 3003	Miami Beach	Miami-Dade	13-Jun	A11812045
\$14,850,000	Jeff Miller & Christopher Zdancewicz One Sotheby's International Realty	400 Alton Road, Unit PHA	Miami Beach	Miami-Dade	23-Jun	A11813906
\$14,000,000	Tatyana Ionin Coldwell Banker Realty	7112 Fisher Island, Unit 7112	Miami Beach	Miami-Dade	28-Jun	No Listing Found
\$13,900,000	Daniel Tzinker & Sarah Gozlan The Agency Florida, LLC	17901 Collins Avenue, Unit 1607	Sunny Isles Beach	Miami-Dade	23-Jun	A11815869
\$13,900,000	Jill Hertzberg Coldwell Banker Realty	800 S. Pointe Drive, Apt 901	Miami Beach	Miami-Dade	3-Jun	A11671842
\$10,701,000	William Barnes WJS Florida Realty	300 N. Biscayne Blvd., Unit 8502	Miami	Miami-Dade	3-Jun	A11814486
\$9,999,000	Donna DeLoach & Julia DeCastro Premier Sotheby's International Realty	555 Quay Cmn., Unit 1801	Sarasota	Sarasota	6-Jun	A4655144
\$9,900,000	Jenny Urness & Patricia Schmitz Gulf Bay Marketing Group, Inc.	6869 Grenadier Blvd., Unit 604	Naples	Collier	13-Jun	225055760
\$9,900,000	Andrew Savysky AMS Oceanfront Realty, LLC	300 S. Pointe Drive, Unit 3405	Miami Beach	Miami-Dade	19-Jun	A11823519

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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.

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