

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

AUGUST 2025



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Residential Property Highlight: Single-Family Ultraluxury Homes

High-End Florida Real Estate Stays Resilient in July 2025

In July 2025, Florida’s ultra-luxury single-family home market sustained its strength despite broader market cooling. According to a North American luxury market report, sales of luxury single-family homes were up 3.9% year-over-year and 15.6% higher compared to July 2023, while supply rose meaningfully—total inventory increased by 21.7% year-over-year, and new listings grew 12.2%. Remarkably, even with more inventory, the median sold price remained steady at around \$1.3 million, demonstrating both enduring demand and price resilience in the top-tier segment.

A landmark transaction recently made waves in Delray Beach: the oceanfront estate at 2325 South Ocean Boulevard sold for \$51.12 million, setting a new record for the city. Spanning over 19,000 square feet, the mansion was brokered by Jonathan Postma of Coldwell Banker. The oceanfront estate set a new benchmark for the Delray market, underscoring continued demand for high-end coastal properties in Palm Beach County.

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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
\$51,124,175	Jonathan Postma Coldwell Banker Realty	Jonathan Postma Coldwell Banker Realty	2325 S. Ocean Blvd.	Delray Beach	18-Jul

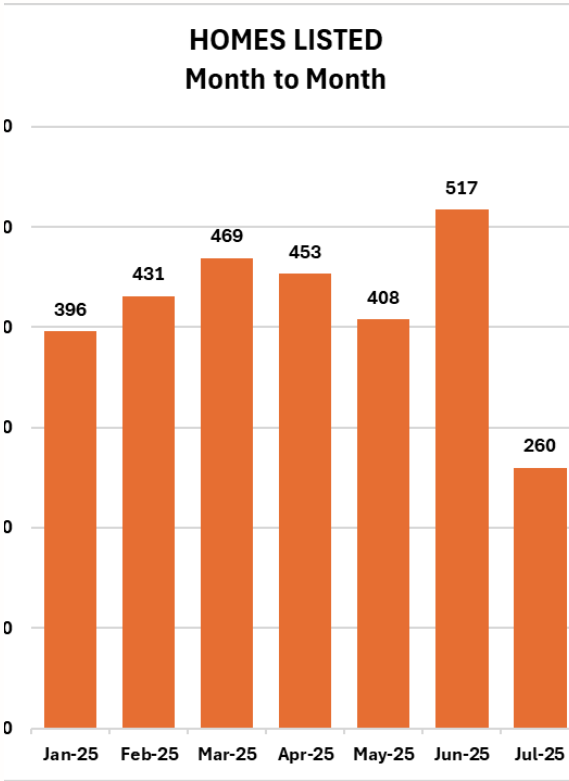
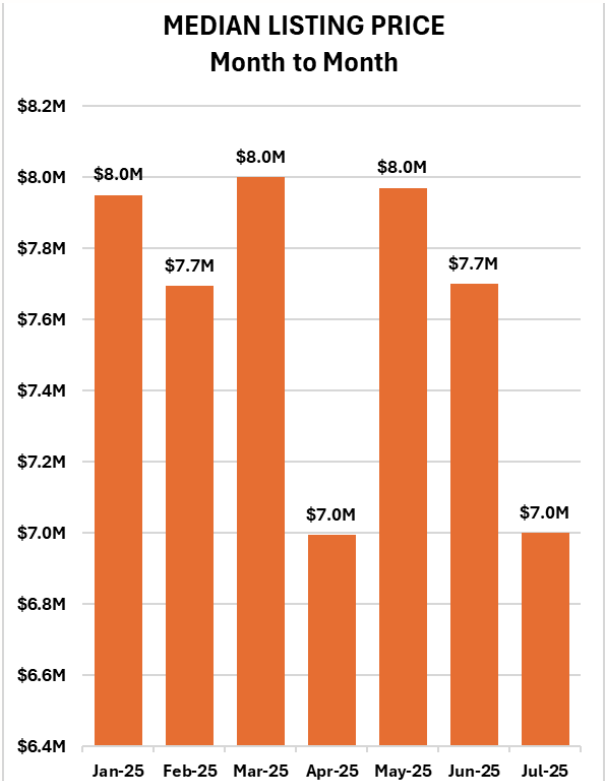
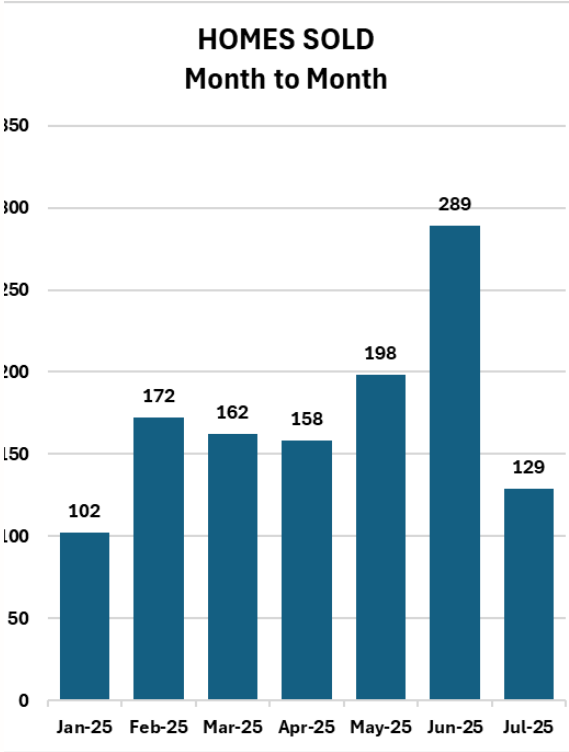
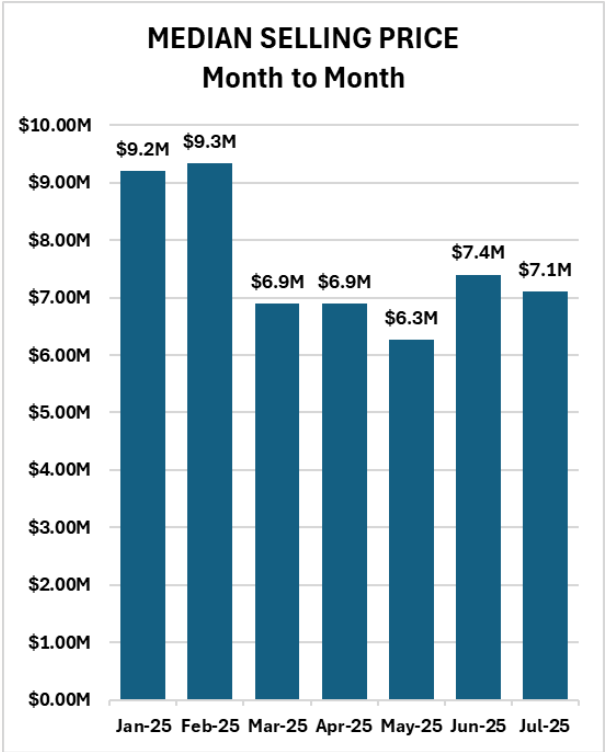
TOP 10 MLS ADVERTISED HOUSE SALES - LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE
\$133,177,500	Michael McCumber Gulf Coast International Properties		2200 Gordon Drive	Naples	25-Apr
\$122,125,121	Daniel Hertzberg Coldwell Banker Realty	Zachary Vichinsky Bespoke Realty Florida	18 La Gorce Circle	Miami Beach	24-Oct
\$74,250,000	Nelson Gonzalez BHHS EWM Realty	Ryan Mendell Maxwell Realty	88 La Gorce Circle	Miami Beach	25-Apr
\$72,250,000	Dora Puig Luxe Living Realty	Dora Puig Luxe Living Realty	4736 N. Bay Road	Miami Beach	24-Oct
\$60,000,000	Jordan Karp Jordan Karp, LLC	Jordan Karp Jordan Karp, LLC	66 La Gorce Circle	Miami Beach	25-Mar
\$55,500,000	Margit Brandt Premier Estate Properties	Margit Brandt Premier Estate Properties	1140 S. Ocean Blvd.	Manalapan	25-May
\$55,000,000	James Kenny K2 Realty	James Kenny K2 Realty	12032 E. End	North Palm Beach	25-May
\$51,124,175	Jonathan Postma Coldwell Banker Realty	Jonathan Postma Coldwell Banker Realty	2325 S. Ocean Blvd.	Palm Beach	25-Jul
\$48,500,000	Dana L. Koch The Corcoran Group Allison Wren The Corcoran Group	Thomas Shaw Sotheby’s International Realty	1519 N. Ocean Way	Palm Beach	25-May
\$46,000,000	Dina Goldentayer Douglas Elliman	Joel Lusky and Zalmy Shapiro The Brokerage South Florida Real Estate, LLC	55 E. San Marino Drive	Miami Beach	25-Jun

STATE OF FLORIDA

MUTIMILLION DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS SINGLE-FAMILY HOMES



Top 15 of 130 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED JULY HOUSE SALES					
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE
\$51,124,175	Jonathan Postma Coldwell Banker Realty	Jonathan Postma Coldwell Banker Realty	2325 S. Ocean Blvd.	Delray Beach	18-Jul
\$40,000,000	Dennis Carvajal One Sotheby's International Realty	Chad Carroll Compass Florida	555 Reinante Avenue	Coral Gables	25-Jul
\$31,750,000	Liz Hogan Compass Florida	Mick Duchon The Corcoran Group	370 S. Hibiscus Drive	Miami Beach	18-Jul
\$30,300,000	Rich Polese Compass Florida	Judy Kepecz-Hays Coldwell Banker Realty	845 Longboat Club Road	Longboat Key	31-Jul
\$23,000,000	Judy Zeder Coldwell Banker Realty	Judy Zeder Coldwell Banker Realty	4725 Davis Road	Miami	23-Jul
\$18,921,250	Brigitte De Langeron DLS International Realty	Dolores Urdapilleta Urdapilleta Real Estate, LLC	510 S. Mashta Drive	Key Biscayne	8-Jul
\$18,725,000	Joseph G. Liguori Premier Estate Proeprties	Pascal Liguori Premier Estate Properties	190 NE 5 th Avenue	Boca Raton	9-Jul
\$18,500,000	Rachel Bennett Barnes International Realty, LLC	Dina Goldentayer Douglas Elliman	6580 Allison Road	Miami Beach	3-Jul
\$16,500,000	Devin Kay Douglas Elliman	Julian Johnston The Corcoran Group	6640 Allison Road	Miami Beach	21-Jul
\$15,500,000	Jennifer Sexton Compass Florida	Griffin Rapp KST Group, LLC	1725 Beach Avenue	Atlantic Beach	1-Jul
\$14,800,000	Pascal J. Liguori and Antonio G. Liguori Premier Estate Properties	Aaron Buchbinder and Michelle L. Berman Compass Florida	110 Wells Road	Palm Beach	3-Jul
\$13,350,000	Daniel Hertzberg and Hillary Hertzberg Coldwell Banker Realty	Stacy Robins and Maya Roux Stacy Robins Companies, Inc.	6644 Windsor Lane	Miami Beach	14-Jul
\$13,025,000	Audrey Ross Compass Florida	Diana Gutierrez Mocca Realty, LLC	5490 Hammock Drive	Coral Gables	3-Jul
\$12,500,000	Daniel Hertzberg and Hillary Hertzberg Coldwell Banker Realty	Jill Eber Coldwell Banker Realty	2555 Regatta Avenue	Miami Beach	17-Jul
\$11,750,000	Barry Bocklet Dale Sorensen Real Estate Inc.	Non-MLS Member	596 Ocean Road	Vero Beach	11-Jul
\$11,500,000	Dan Goodstadt Douglas Elliman	Alan Eskenazi Bone Miles Goldstein Real Estate	18530 N. Bay Road	Sunny Isles Beach	3-Jul

Top 15 of 261 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED JULY HOUSE LISTINGS					
SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE
\$99,000,000	Fredrik Eklund Douglas Elliman	198 Palm Avenue	Miami Beach	Miami-Dade	9-Jul
\$64,500,000	Ryan Serhant Serhant	1460 S. Ocean Blvd.	Manalapan	Palm Beach	9-Jul
\$48,000,000	Lourdes Alatrisme Douglas Elliman	30 Palm Avenue	Miami Beach	Miami-Dade	5-Jul
\$39,750,000	Margit Brandt Premier Estate Properties	631 Island Drive	Palm Beach	Palm Beach	11-Jul
\$38,000,000	Dora Puig Luxe Living Realty	126 W. San Marino Drive	Miami Beach	Miami-Dade	14-Jul
\$37,650,000	Margit Brandt Premier Estate Properties	1740 S. Ocean Blvd.	Palm Beach	Palm Beach	11-Jul
\$36,000,000	Rob Thomson Waterfront Properties & Club Communities	209 Commodore Drive	Jupiter	Palm Beach	11-Jul
\$35,000,000	Annie De La Rosa Douglas Elliman	1839 & 1833 W 24 th Street	Miami Beach	Miami-Dade	8-Jul
\$32,000,000	Lisa Cregan and John Cregan Sotheby's International Realty	748 Island Drive	Palm Beach	Palm Beach	1-Jul
\$29,995,000	Alexander Goldstein Miles Goldstein Real Estate	498 N. Parkway	Golden Beach	Miami-Dade	18-Jul
\$29,990,000	Ryan Leban ROG MVP Collier County LLC	3675 Gordon Drive	Naples	Collier	1-Jul
\$27,900,000	Suzanne Trapani-Frisbie The Corcoran Group	2330 Seven Oaks Lane	Palm Beach Gardens	Palm Beach	18-Jul
\$27,900,000	Steve Simpson William Raveis Real Estate	2914 N. Flagler Drive	West Palm Beach	Palm Beach	28-Jul
\$24,900,000	Ana Teresa Rodriguez Coldwell Banker Realty	4241 Palm Lane	Miami	Miami-Dade	28-Jul
\$24,000,000	Margit Brandt Premier Estate Properties	250 Angler Avenue	Palm Beach	Palm Beach	11-Jul

Residential Property Highlight: Condominium Ultraluxury Homes

July 2025 Insights: \$5M+ Condos in Florida

Florida’s ultra-luxury condo market, especially in Miami and South Florida, remains remarkably resilient. In Q2 2025, the median sales price for luxury condos rose 10.1% year-over-year, reaching \$1.927 million, with a price-per-square-foot uptick of 3.1% to \$1,027. Despite a nearly 10% drop in sales volume, the high-end segment signals continued strength among well-heeled buyers.

In late July 2025, a standout luxury deal made headlines: the penthouse at 9001 Collins Ave Unit S-PH2 in Surfside closed for \$38.2 million. The oceanfront residence spans 5,675 square feet, includes five bedrooms and 8.5 baths, and was listed and sold by Fort Realty, LLC, with Ximena Penuela representing both parties.

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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
\$38,200,000	Ximena Penuela Fort Realty, LLC	Ximena Penuela Fort Realty, LLC	9001 Collins Avenue, Unit S PH-2	Surfside	Miami-Dade

TOP 10 MLS-ADVERTISED CONDO SALES—LAST 12 MONTHS

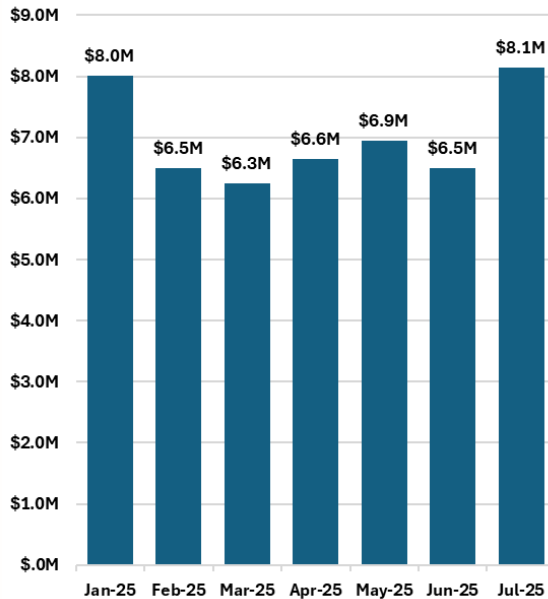
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE
\$38,200,000	Ximena Penuela Fort Realty, LLC	Ximena Penuela Fort Realty, LLC	9001 Collins Avenue, Unit S PH-2	Surfside	25-Jul
\$33,000,000	Chad Carroll Compass Florida	Stephan Hermida Engle Volkers	1451 Brickell Avenue, PH-56	Miami	24-Oct
\$29,000,000	Dina Goldentayer Douglas Elliman	Dina Goldentayer Douglas Elliman	8701 Collins Avenue, PH-1702	Surfside	25-Jan
\$28,641,500	Chad Carroll Compass Florida	Chad Carroll Compass Florida	16901 Collins Avenue, PH-5603	Sunny Isles Beach	25-May
\$27,500,000	Deborah Strand Douglas Elliman	Amy Simmonds Compass Florida	9111 Collins Avenue, N-1021	Surfside	25-Mar
\$25,000,000	Michael Goldstein Acqualina Realty	Benjamin Moss Compass Florida	17975 Collins Avenue, Unit 4701/2	Sunny Isles Beach	25-Mar
\$24,000,000	Sarah Williams Societe Real Estate	Ginette Behar Societe Real Estate	125 Ocean Drive, PH-702	Miami Beach	25-Mar
\$22,500,000	Judy Zeder Coldwell Banker Realty	Julian Cohen Douglas Elliman	2811 S. Bayshore Drive, PH-A	Miami	25-Feb
\$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
\$20,500,000	Karla Abaunza Luxury Living Realty	Laura Castillo The Corcoran Group	7964 Fisher Island Drive, Unit 7964	Miami Beach	25-Apr

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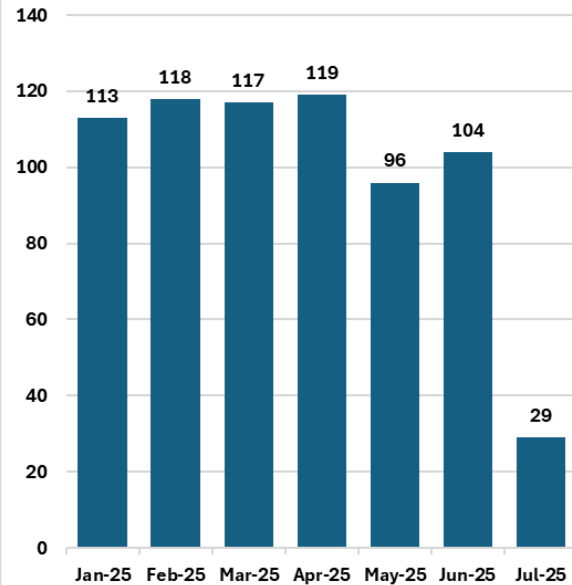
MUTIMILLION DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS CONDOMINIUMS

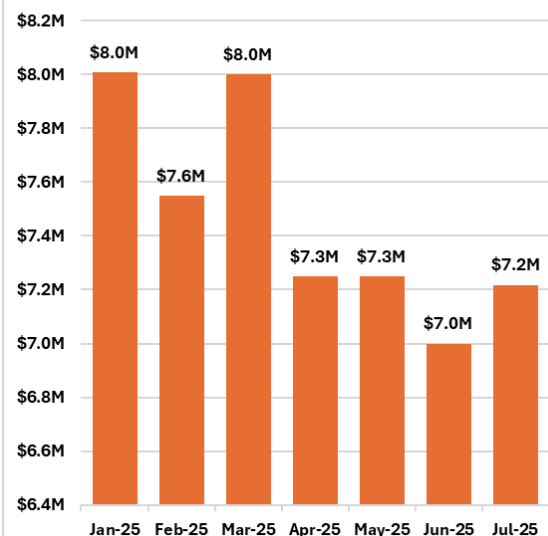
MEDIAN SELLING PRICE
Month to Month



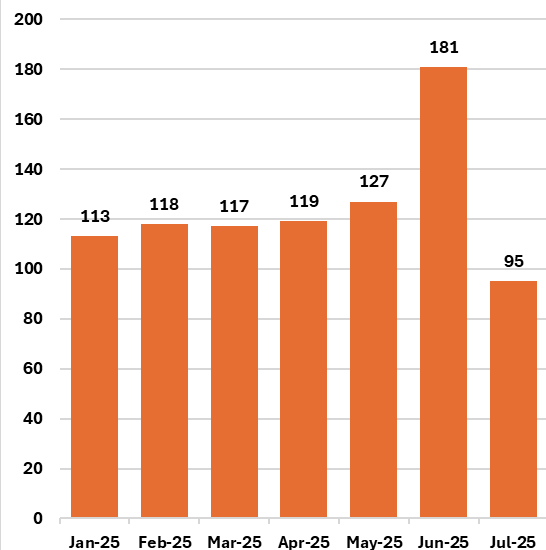
NUMBER OF CONDOS SOLD
Month to Month



MEDIAN LISTING PRICE
Month to Month



CONDOS LISTED
Month to Month



MLS-ADVERTISED JULY CONDO SALES

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE
\$38,200,000	Ximena Penuela Fort Realty, LLC	Ximena Penuela Fort Realty, LLC	9001 Collins Avenue, Unit S PH2	Surfside	25-Jul
\$17,500,000	Anca Mirescu Douglas Elliman	Christopher M. Wands Douglas Elliman	500 Alton Road, PH 4702	Miami Beach	15-Jul
\$12,750,000	Mick Duchon The Corcoran Group	Julian Johnston The Corcoran Group	50 S. Pointe Drive, Apt. 1601	Miami Beach	19-Jul
\$12,500,000	Jill Eber Coldwell Banker Realty	Melissa Barragan Dezer Platinum Realty, LLC	6823 Fisher Island Drive, Unit 6823	Miami Beach	10-Jul
\$12,250,000	Miltiadis Kastanis Compass Florida	Devin Kay Douglas Elliman	8955 Collins Avenue, Unit 702	Surfside	10-Jul
\$10,200,000	Adriana Vargas Hernandez Acqualina Realty	Adriana Vargas Hernandez Acqualina Realty	17975 Collins Avenue, Unit 3801	Sunny Isles Beach	31-Jul
\$10,150,000	Yansy Checa Douglas Elliman	Susan Miner Celebrity Advisors	17975 Collins Avenue, Unit 1701	Sunny Isles Beach	30-Jul
\$10,000,000	Frank Pezzuti Premier Sotheby's International Realty	Frank Pezzuti Premier Sotheby's International Realty	8477 Bay Colony Drive, Apt. 1102	Naples	9-Jul
\$9,250,000	Dina Goldentayer Douglas Elliman	Matthew Dugow Compass Florida	10203 Collins Avenue, Unit 2003	Bal Harbour	21-Jul
\$8,900,000	Adriana Vargas Hernandez Acqualina Realty	Ashley Cusack BHHS EWM Realty	17975 Collins Avenue, Unit 3102	Sunny Isles Beach	11-Jul
\$8,140,000	Julie Ann Giachetti One Sotheby's International Realty	Julie Ann Giachetti One Sotheby's International Realty	4215 S. Ocean Blvd., Villa A3	Highland Beach	1-Jul
\$7,500,000	Ryan Mendell Maxwell E. Realty Inc.	Yancy Checa Douglas Elliman	17901 Collins Avenue, Unit 1801	Sunny Isles Beach	31-Jul
\$6,997,500	Robyn Gunn Premier Sotheby's International Realty	Sharon Kantner Smith & Associates Real Estate	301 1 st Street S., Unit 3501	St. Petersburg	21-Jul
\$6,900,000	Julian Cohen Douglas Elliman	Allison Blumenthal Brown Harris Stevens	2821 S. Bayshore Drive, Unit 9A	Miami	17-Jul
\$6,825,000	Todd Peter Sotheby's International Realty	Vicki Gerrish Keller Williams Palm Beach	100 Royal Palm Way, Apt. G4	Palm Beach	8-Jul

MLS-ADVERTISED JULY CONDO LISTINGS

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE
\$40,150,000	Tara West Douglas Elliman	8777 Collins Avenue, Apt. 702	Surfside	Miami-Dade	18-Jul
\$32,500,000	Jonathan Mann Coldwell Banker Realty	9349 Collins Avenue, Apt. 1101	Surfside	Miami-Dade	22-Jul
\$30,800,000	Tara West Douglas Elliman	8777 Collins Avenue, Apt. 501	Surfside	Miami-Dade	18-Jul
\$25,000,000	Yansy Checa Douglas Elliman	17901 Collins Avenue, Unit TS4205	Sunny Isles Beach	Miami-Dade	15-Jul
\$24,990,000	Nancy Batchelor Compass Florida	17475 Collins Avenue, PH 3201	Sunny Isles Beach	Miami-Dade	17-Jul
\$21,250,000	Tara West Douglas Elliman	8777 Collins Avenue, Apt. 604	Surfside	Miami-Dade	18-Jul
\$21,000,000	Angelica Garcia Douglas Elliman	501 West Avenue, PH 4701	Miami Beach	Miami-Dade	15-Jul
\$18,950,000	Margit Brandt Premier Estate Properties	2 Sloans Curve Drive, Unit 0	Palm Beach	Palm Beach	11-Jul
\$18,750,000	Ximena Penuela Fort Realty, LLC	9001 Collins Avenue, Unit S305	Surfside	Miami-Dade	3-Jul
\$18,500,000	Devin Kay Douglas Elliman	18501 Collins Avenue, Apt. 2304	Sunny Isles Beach	Miami-Dade	24-Jul
\$17,500,000	Bonnie Heatzig Compass Florida	17749 Collins Avenue, Unit 3901/3902T	Sunny Isles Beach	Miami-Dade	24-Jul
\$15,900,000	Roland Ortiz One Sotheby's International Realty	19575 Collins Avenue, Unit 38	Sunny Isles Beach	Miami-Dade	19-Jul
\$15,499,000	Daniel Hertzberg & Jonathan Mann Coldwell Banker Realty	10203 Collins Avenue, Unit 701	Bal Harbour	Miami-Dade	11-Jul
\$15,000,000	Tara West Douglas Elliman	8777 Collins Avenue, Apt. 303	Surfside	Miami-Dade	18-Jul
\$14,998,000	Jeannette Behrens Coldwell Banker Realty	2655 S. Bayshore Drive, Apt. 1401	Miami	Miami-Dade	21-Jul

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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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