

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

NOVEMBER 2025



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Residential Property Highlight: Single-Family Ultraluxury Homes

October Luxury Snapshot: Florida’s \$5M+ Market Stays Red-Hot

Florida’s ultra-luxury single-family home market (\$5M+) remained exceptionally strong in October. South Florida posted \$4.8 billion in total residential sales volume, marking a 14% year-over-year increase and highlighting sustained demand from both domestic and international cash buyers. Inventory in premier enclaves—particularly waterfront neighborhoods—remained limited, giving sellers an advantage and keeping high-quality, move-in-ready estates in heavy competition.

A standout transaction this month was the sale of 41 Arvida Parkway in Coral Gables’ exclusive Gables Estates community. Originally listed at \$54.9 million, the property closed for \$50 million in October, demonstrating that even at the highest price points, realistic pricing and strategic positioning remain critical. The estate was expertly represented by Eddy Martinez and Roland Ortiz of ONE Sotheby’s International Realty, further underscoring their continued leadership in the ultra-luxury sector.

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MULTIMILLION DOLLAR HOUSES

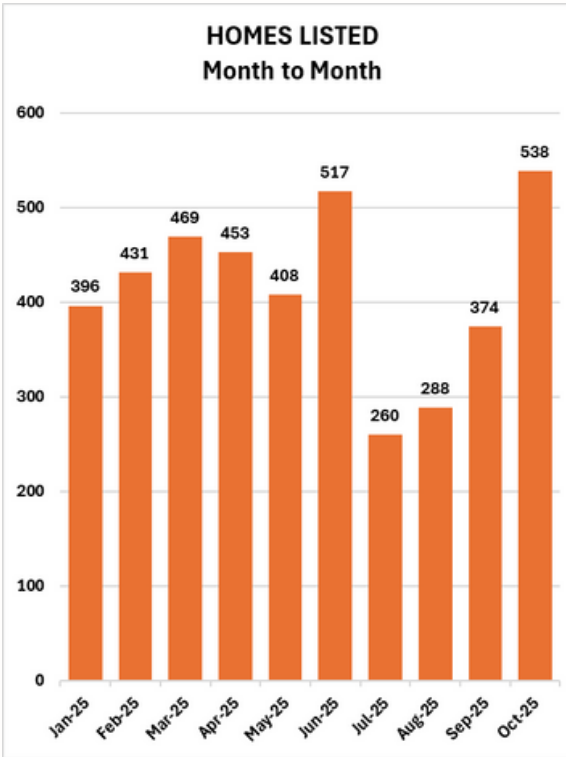
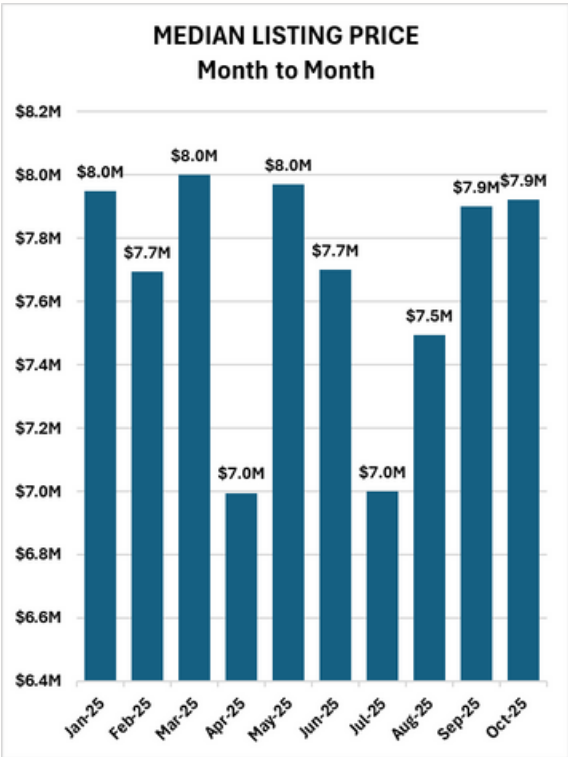
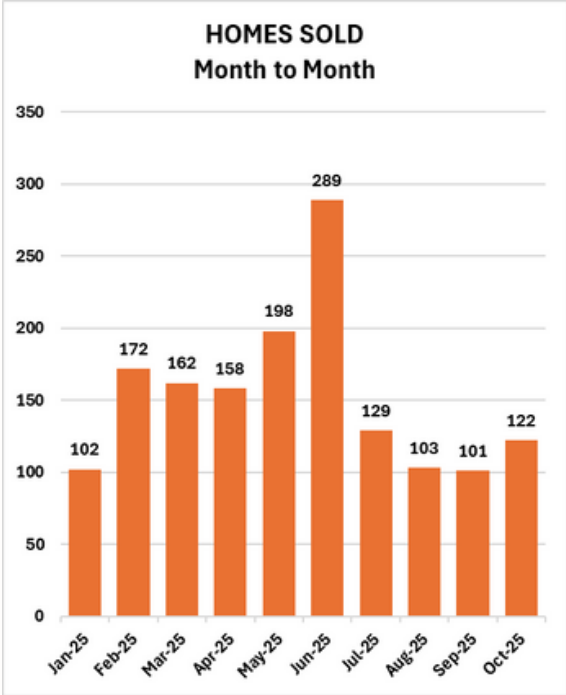
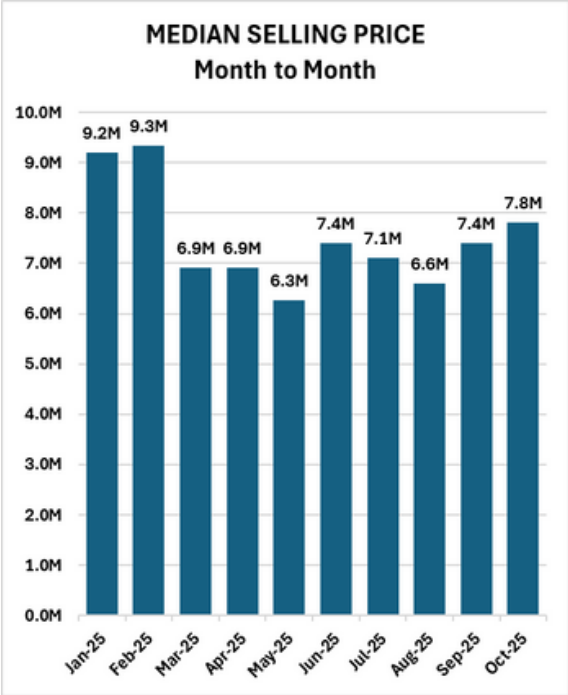
LARGEST MLS-ADVERTISED HOUSE SALE - LAST MONTH						
	SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE
	\$50,000,000	Eddy Martinez One Sotheby's International Realty	Roland Ortiz One Sotheby's International Realty	41 Arvida Parkway	Coral Gables	10-Oct

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
\$86,515,100	_____	_____	203 S. Lake Trail	Palm Beach	25-Jul
\$74,250,000	Nelson Gonzalez BHHS EWM Realty	Ryan Mendell Maxwell Realty	88 La Gorce Circle	Miami Beach	25-Apr
\$60,000,000	Jordan Karp Jordan Karp LLC	Jordan Karp Jordan Karp LLC	66 La Gorce Circle	Miami Beach	25-Mar
\$58,000,000	_____	_____	450 S. Beach Road	Hobe Sound	25-Aug
\$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
\$50,000,000	Eddy Martinez One Sotheby's International Realty	Roland Ortiz One Sotheby's International Realty	41 Arvida Parkway	Coral Gables	25-Oct
\$48,500,000	Dana Koch & Allison Wren The Corcoran Group	Thomas Shaw Sotheby's International Realty	1519 N. Ocean Way	Palm Beach	25-May

STATE OF FLORIDA

MUTIMILLION DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS SINGLE-FAMILY HOMES



MLS-ADVERTISED OCTOBER HOUSE SALES					
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE
\$50,000,000	Eddy Martinez One Sotheby's International Realty	Roland Ortiz One Sotheby's International Realty	41 Arvida Parkway	Coral Gables	10-Oct
\$37,000,000	Senada Adzem Douglas Elliman	Michael Costello Compass Florida	9200 Rockybrook Way	Delray Beach	14-Oct
\$34,000,000	John Sandberg Compass Florida	Julia Johnston The Corcoran Group	1821 W. 27 th Street	Miami Beach	14-Oct
\$32,771,500	_____	_____	714 Bishop Tolbert Road	Santa Rosa Beach	7-Oct
\$31,000,000	Alex Pirez Mocca Realty LLC	Alex Pirez Mocca Realty LLC	9330 Gallardo Street	Coral Gables	10-Oct
\$30,813,400	_____	_____	8955 W. Miralago Way	Parkland	17-Oct
\$30,000,000	Richard Allison The Corcoran Group	Shelly Newman The Corcoran Group	217 Clarke Avenue	Palm Beach	3-Oct
\$29,625,000	Nick Malinosky Douglas Elliman	Matthew Moser & Nicholas Gonzalez Serhant	1171 S. Ocean Blvd.	Delray Beach	17-Oct
\$27,750,000	Leslie Leopold Ocean Sotheby's International Realty	_____	76180 Overseas Highway	Islamorada	6-Oct
\$25,407,000	_____	_____	4774 N. Bay Road	Miami Beach	8-Oct
\$23,500,000	Brigitte De Langeron DLS International Realty	Giulietta Ulloa BHHS EWM Realty	5 Harbor Point	Key Biscayne	9-Oct
\$23,200,000	Tim Savage Gulf Coast International Properties	Tim Savage Gulf Coast International Properties	3300 Gin Lane	Naples	27-Oct
\$21,007,000	Dana Koch The Corcoran Group	Margit Brandt Premier Estate Properties	167 Everglade Avenue	Palm Beach	30-Oct
\$21,000,000	Hilary Musser Hilary Musser Real Estate LLC	Hilary Musser Hilary Musser Real Estate LLC	7515-7425 S. Flagler Drive	West Palm Beach	29-Oct
\$19,500,000	Diana Gutierrez Mocca Realty LLC	Alex Pirez Mocca Realty LLC	5000 SW 82 nd Street	Miami	21-Oct
\$17,700,000	Linda Olsson Linda R. Olsson, Inc.	Christian Angle Christian Angle Real Estate	218 El Brillo Way	Palm Beach	15-Oct

MLS-ADVERTISED OCTOBER HOUSE LISTINGS					
LISTING PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE
\$89,000,000	Christian Angle Christian Angle Real Estate	102 Reef Road	Palm Beach	Palm Beach	27-Oct
\$75,000,000	Casey Brady Flannery Equestrian Sotheby's International Realty	640 S. Ocean Blvd.	Manalapan	Palm Beach	2-Oct
\$69,500,000	William Yahn The Corcoran Group	1260 N. Lake Way	Palm Beach	Palm Beach	17-Oct
\$60,000,000	Richard G. Prebish, II William Raveis Real Estate	4296 Cutlass Lane	Naples	Collier	20-Oct
\$59,500,000	Christian Angle Christian Angle Real Estate	1620 S. Ocean Blvd.	Palm Beach	Palm Beach	24-Oct
\$55,000,000	Dora Puig Luxe Living Realty	1007 Fisher Island Drive	Miami Beach	Miami-Dade	15-Oct
\$49,995,000	Tim Elmes Compass Florida	625 San Marco Drive	Fort Lauderdale	Broward	31-Oct
\$45,000,000	Scott Shuffield BHHS EWM Realty	50 Casuarina Concourse	Coral Gables	Miami-Dade	15-Oct
\$44,850,000	Lawrence Moens Lawrence A. Moens Associates, Inc	160 Clarendon Avenue	Palm Beach	Palm Beach	9-Oct
\$39,995,000	Austin Baris Miles Goldstein Real Estate	733 Middle River Drive	Fort Lauderdale	Broward	27-Oct
\$39,000,000	Rob Thomson Waterfront Properties & Club Communities	179 Spyglass Lane	Jupiter	Martin	8-Oct
\$37,900,000	Christian Angle Christian Angle Real Estate	9 Via Parigi	Palm Beach	Palm Beach	1-Oct
\$37,500,000	Margit Brandt Premier Estate Properties	124 Coconut Row	Palm Beach	Palm Beach	21-Oct
\$37,500,000	Toby Cloutier London Bay Realty, Inc	3373 Rum Row	Naples	Collier	31-Oct
\$36,500,000	Dora Puig Luxe Living Realty	1005 Fisher Island Drive	Fisher Island	Miami-Dade	6-Oct

Residential Property Highlight: Condominium Ultraluxury Homes

Florida’s Luxury Condo Pulse – October 2025

High-end buyers continued to move fast on premium inventory, pushing overall condo activity above last year’s pace and keeping the \$5M+ tier competitive. Even as broader condo pricing adjusted slightly, the upper end held firm thanks to limited availability, strong all-cash demand, and ongoing migration of affluent buyers seeking turnkey, service-rich buildings with privacy and amenities baked in.

One of the month’s defining moments was the closing of 10201 Collins Avenue, Unit 2602, at \$29,000,000. The residence which is perched high in Oceana Bal Harbour with sweeping ocean and skyline exposures exemplifies the type of trophy property still commanding peak pricing. Its sale underscores a clear trend: exceptional waterfront condos with design pedigree and lifestyle value continue to outperform the general market, reinforcing Florida’s status as a stable haven for ultra-luxury investment.

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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
\$29,000,000			10201 Collins Avenue, Unit 2602	Bal Harbour	6-Oct

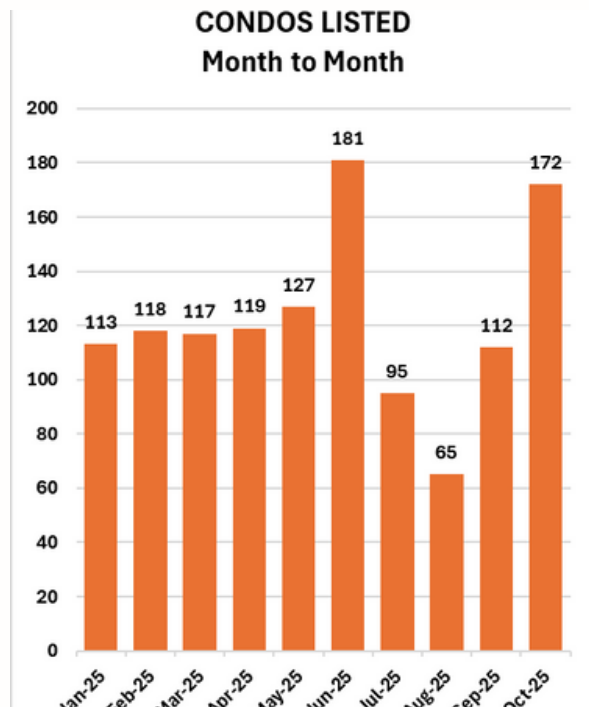
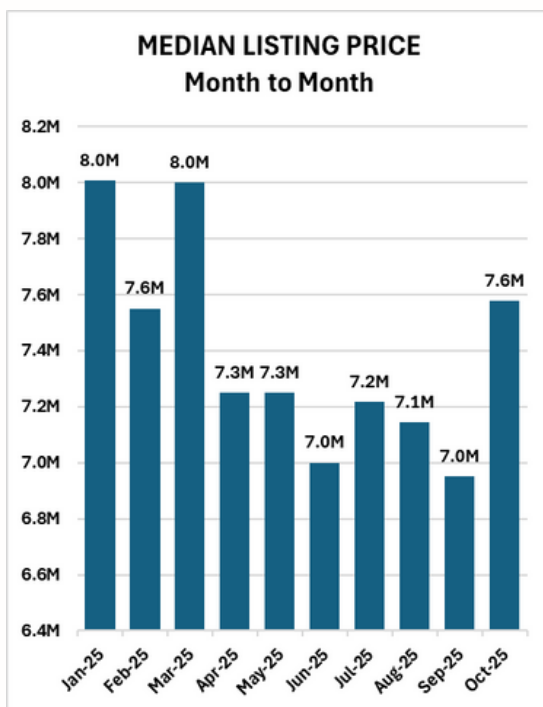
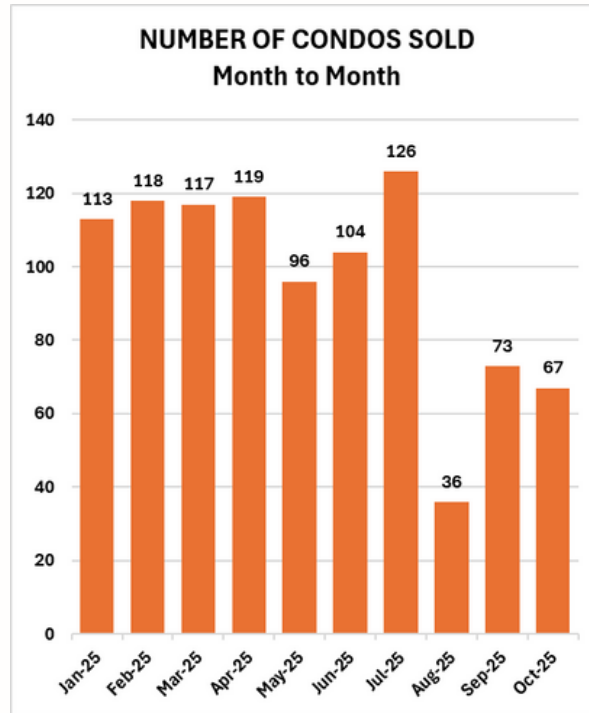
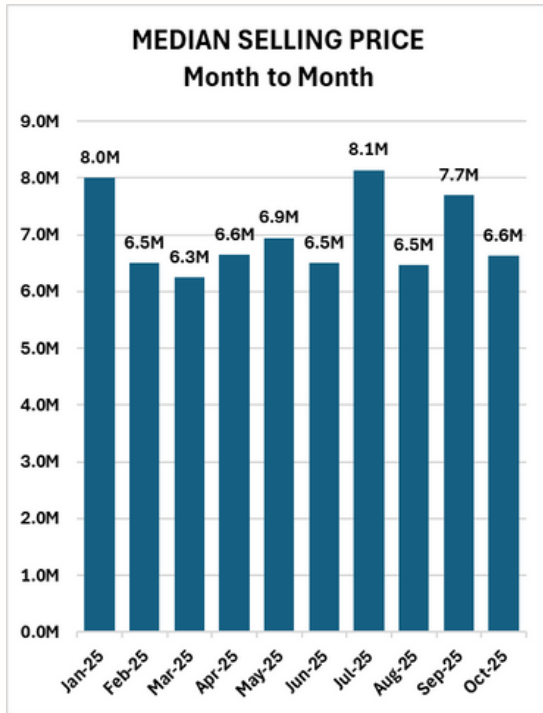
TOP 10 MLS-ADVERTISED CONDO SALES—LAST 12 MONTHS

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
\$29,000,000	Dina Goldentayer Douglas Elliman	Dina Goldentayer Douglas Elliman	8701 Collins Avenue, PH-1702	Surfside	25-Jan
\$29,000,000			10201 Collins Avenue, Unit 2602	Bal Harbour	25-Oct
\$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, Unit PH-A	Miami Beach	25-Feb
\$20,500,000	Karla Abaunza Luxury Living Realty	Laura Castillo The Corcoran Group	7964 Fisher Island Drive, Unit 7964	Miami Beach	25-Apr
\$17,200,000	Dana Koch & Paulette Koch The Corcoran Group	Janina Radtke Sotheby’s International Realty	102 Gulfstream Road	Palm Beach	25-Sept

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\$5 MILLION-PLUS CONDOMINIUMS



MLS-ADVERTISED OCTOBER CONDO SALES					
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE
\$29,000,000			10201 Collins Avenue, Unit 2602	Bal Harbour	6-Oct
\$13,500,000	Daniel Tzinker The Agency Florida LLC	Adriana Vargas Hernandez Acqualina Realty	17901 Collins Avenue, Unit 1607	Sunny Isles Beach	28-Oct
\$10,250,000	Rich Polese Compass Florida	Robert Hunt Jr. Hunt Brothers Realty	435 L Ambiance Drive, PH-J	Longboat Key	10-Oct
\$9,350,000	Christian Angle Christian Angle Real Estate	J. Richard Allison The Corcoran Group	3000 S. Ocean Blvd., Unit 503/504	Palm Beach	1-Oct
\$9,000,000	Frank Pezzuti Premier Sotheby's International Realty	Frank Pezzuti Premier Sotheby's International Realty	8111 Bay Colony Drive, Unit 1003-1004	Naples	23-Oct
\$8,600,000	Anamaria Velasquez Nexxos Realty LLC	Dina Goldentayer Douglas Elliman	1000 Biscayne Blvd., Unit TH1002	Miami	24-Oct
\$7,500,000			11125 Gulf Shore Drive, Apt. 803	Naples	9-Oct
\$7,150,000			10799 Moss Park Road	Orlando	1-Oct
\$7,000,000	Matt Van Wie Serhant	Audrey Ross Compass Florida	2811 S. Bayshore Drive, Unit 4A	Miami	31-Oct
\$6,700,000	Selen Arditi Compass Florida	Paul Shayn Marz RE LLC	100 S. Pointe Drive, Apt. 3605	Miami Beach	21-Oct
\$6,600,000	Lourdes Alatrisme Douglas Elliman	Cyril Bijaoui The Corcoran Group	2821 S. Bayshore Drive, Unit 16A	Miami	15-Oct
\$6,500,000		Toni Everett Toni Everett Company	2912 W. Santiago Street, Unit 2601	Tampa	1-Oct
\$6,430,000	Matthew Dugow Compass Florida	Matthew Dugow Compass Florida	2675 S. Bayshore Drive, Unit 602S	Miami	17-Oct
\$6,000,000	Kim Ogilvie Michael Saunders & Company	Lee Mirman Investments In Sarasota	1591 Gulf of Mexico Drive, Apt. 511	Longboat Key	3-Oct
\$5,750,000	Dan Hechtkopf Compass Florida	Matthew Dugow Compass Florida	1 Collins Avenue, Unit 702	Miami Beach	20-Oct

MLS-ADVERTISED OCTOBER CONDO LISTINGS					
SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE
\$47,500,000	E. Sebastian Tettamanti Dezer Platinum Realty LLC	18555 Collins Avenue, PH-1	Sunny Isles Beach	Miami-Dade	16-Oct
\$39,500,000	Suzanne Trapani-Frisbie The Corcoran Group	1355 S. Flagler Drive, PH-2601	West Palm Beach	Palm Beach	2-Oct
\$33,850,900	Jordan Lederman Fortune Christie's International Real Estate	1420 S. Miami Avenue, PH-3	Miami Beach	Miami-Dade	7-Oct
\$28,900,000	Dora Puig Luxe Living Realty	7085 Fisher Island Drive, Unit 7085	Miami Beach	Miami-Dade	1-Oct
\$27,500,000	William Earls John R. Wood Properties	4101 Gulf Shore Blvd N., PH-3	Naples	Collier	5-Oct
\$25,000,000	John Charles Nest Seekers International	3000 S. Biscayne Blvd., PH-201	Miami Beach	Miami-Dade	22-Oct
\$24,990,000	Ashley Baird Coldwell Banker Realty	81 Seagate Drive, PH-20	Naples	Collier	23-Oct
\$24,500,000	Dina Goldentayer Douglas Elliman	6800 Fisher Island Drive, Unit 6811	Miami Beach	Miami-Dade	29-Oct
\$24,250,000	Jon Corso Coldwell Banker Realty	100 S. Pointe Drive, Apt. 3803	Miami Beach	Miami-Dade	3-Oct
\$23,800,000	Suzanne Trapani-Frisbie The Corcoran Group	1355 S. Flagler Drive, Unit 2103	West Palm Beach	Palm Beach	2-Oct
\$22,000,000	Daniel Teixeira Douglas Elliman	801 Seabreeze Unit R Blvd., PH-2406	Fort Lauderdale	Broward	24-Oct
\$21,900,000	Matias Alem BRG International, LLC	9705 Collins Avenue, Unit 2102N	Bal Harbour	Miami-Dade	29-Oct
\$20,000,000	Derek Varona Sea Grove Realty	900 Brickell Key Blvd., Apt. 3403	Miami Beach	Miami-Dade	22-Oct
\$18,950,000	Carole Smith Compass Florida	2655 S. Bayshore Drive, Unit LPH	Cocoanut Grove	Miami-Dade	1-Oct
\$18,855,000	Janine Fakiris Saltleaf Realty LLC	5000 Cocoanut Road, PH-2	Bonita Springs	Collier	2-Oct

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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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