

Rabideau Klein Brief

FLORIDA MULTIMILLION DOLLAR MARKET

RESIDENTIAL REAL ESTATE

DECEMBER 2025



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Residential Property Highlight: Single-Family Ultraluxury Homes

Florida’s Trophy Homes Are Still in Their Own League

Florida’s \$5M+ single-family home market opened January with unwavering strength, driven by scarce inventory and sustained demand for estate-level, waterfront properties. South Florida continues to dominate this tier, underscored by the headline-making listing of 3585 Anchorage Way in Coconut Grove, offered at \$101.5M.

The property is listed by Daniel Hertzberg and Nathan Zeder of Coldwell Banker and brought with Jill Eber of Coldwell Banker, marking one of the most significant residential offerings in the state. Sales at this level remain largely insulated from broader market shifts, fueled by cash buyers, long-term wealth migration, and Florida’s enduring appeal as a premier destination for generational assets.

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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
\$101,500,000	Daniel Hertzberg & Nathan Zeder Coldwell Banker Realty	Jill Eber Coldwell Banker Realty	3585 Anchorage Way	Cocoanut Grove	25-Dec

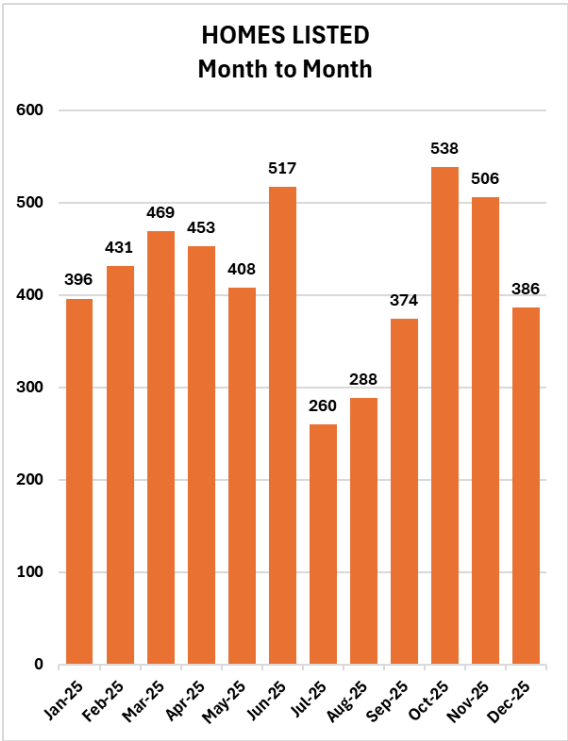
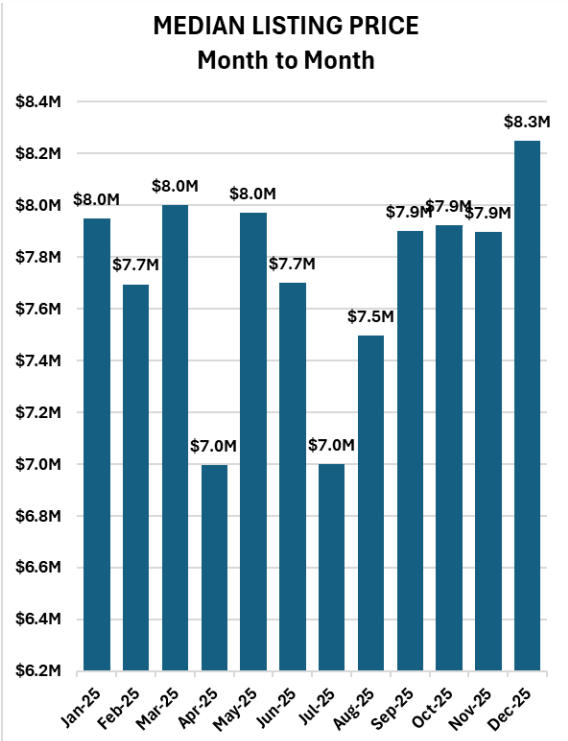
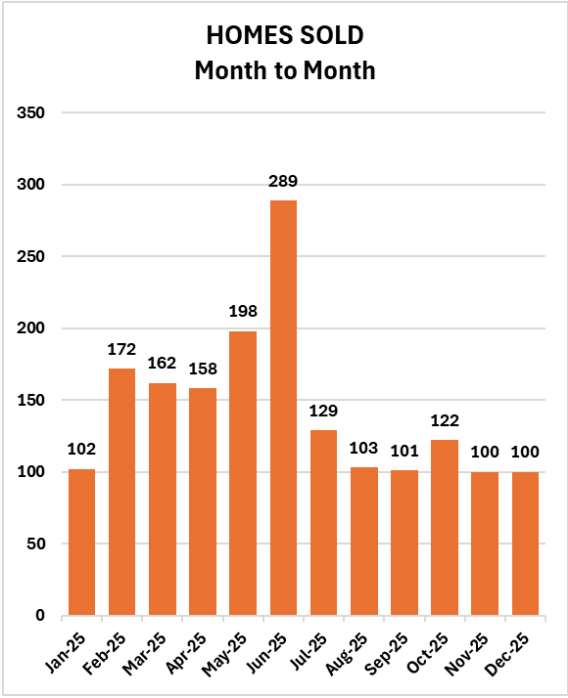
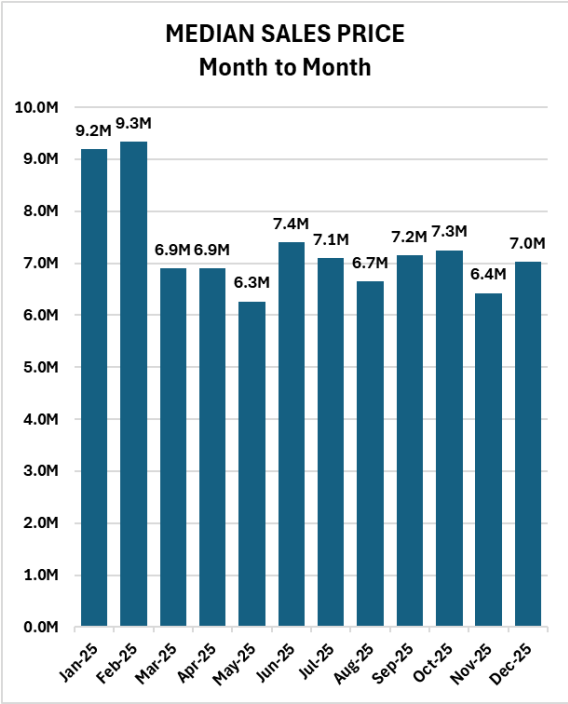
TOP 10 MLS ADVERTISED HOUSE SALES - LAST 12 MONTHS

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
\$101,500,000	Daniel Hertzberg & Nathan Zeder Coldwell Banker Realty	Jill Eber Coldwell Banker Realty	3585 Anchorage Way	Cocoanut Grove	25-Dec
\$97,500,000	Gary Pohrer Serhant	Donna Hutchins Douglas Elliman	11465 Old Harbour Road	North Palm Beach	25-Dec
\$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
\$66,136,500	Christian Angle Christian Angle Real Estate	Christian Angle Christian Angle Real Estate	1350 N. Lake Way	Palm Beach	25-Dec
\$60,000,000	Jordan Karp Jordan Karp LLC	Jordan Karp Jordan Karp LLC	66 La Gorce Circle	Miami Beach	25-Mar
\$61,750,000	Candace Friis The Corcoran Group	_____	1160 S. Ocean Blvd	Manalapan	25-Dec
\$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

STATE OF FLORIDA

MUTIMILLION DOLLAR REAL ESTATE MARKET

\$5 MILLION-PLUS SINGLE-FAMILY HOMES



Top 15 of 100 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED DECEMBER HOUSE SALES					
SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE
\$101,500,000	Daniel Hertzberg & Nathan Zeder Coldwell Banker Realty	Jill Eber Coldwell Banker Realty	3585 Anchorage Way	Cocoanut Grove	29-Dec
\$97,500,000	Gary Pohrer Serhant	Donna Hutchins Douglas Elliman	11465 Old Harbour Road	North Palm Beach	12-Dec
\$66,136,500	Christian Angle Christian Angle Real Estate	Christian Angle Christian Angle Real Estate	1350 N. Lake Way	Palm Beach	25-Dec
\$61,750,000	Candace Friis The Corcoran Group		1160 S. Ocean Blvd	Manalapan	15-Dec
\$41,000,000	Craig Baranowski Scenic Sotheby's International Realty	Dahler & Co. Scenic Sotheby's International Realty	281 Paradise By the Sea Blvd.	Inlet Beach	29-Dec
\$32,000,000			6312 Riviera Drive	Coral Gables	16-Dec
\$26,799,000	Sandra Tagliamonte One Sotheby's International Realty	Mark Rothenberg Ellemar Enterprises Inc.	1011 Hillsboro Mile	Hillsboro Beach	31-Dec
\$18,000,000	Dana Koch The Corcoran Group	Dana Kock The Corcoran Group	231 Via Las Brisas	Palm Beach	16-Dec
\$16,931,600	Christian Angle Christian Angle Real Estate	Spencer Schlager Douglas Elliman	142 Casa Bendita	Palm Beach	15-Dec
\$16,700,000	Michelle Newman The Corcoran Group	Dana Landry Dana E. Landry	449 Australian Avenue	Palm Beach	17-Dec
\$16,500,000	Dante DiSabato William Raveis Real Estate	Susan Barton Premier Sotheby's International Realty	2426 Indian Pipe Way	Naples	19-Dec
\$16,500,000	David W. Roberts Royal Palm Properties	David W. Roberts Royal Palm Properties	215 W. Coconut Palm Road	Boca Raton	23-Dec
\$16,420,000	Alexander Goldstein Miles Goldstein Real Estate	Victoria Krasnov Elevated Property Group LLC	630 Golden Beach Drive	Golden Beach	12-Dec
\$13,180,000	Senada Adzem Douglas Elliman	Senada Adzem Douglas Elliman	1955 Thatch Palm Drive	Boca Raton	29-Dec
\$13,000,000	Chris Resop The Agency Naples	David Gruninger William Raveis Real Estate	87 East Avenue	Naples	13-Dec
\$12,800,000	Jennifer Zales Coldwell Banker Real Estate	Heidi Odio Compass Florida	71 Adalia Avenue	Tampa	17-Dec

Top 15 of 382 in Florida's \$5M-plus ultraluxury category

MLS-ADVERTISED DECEMBER HOUSE LISTINGS					
LISTING PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE
\$175,000,000	Margit Brandt Premier Estate Properties, Inc	800 S. County Road	Palm Beach	Palm Beach	16-Dec
\$97,500,000	Dana Koch The Corcoran Group	880 S. Ocean Blvd.	Palm Beach	Palm Beach	5-Dec
\$85,000,000	Margit Brandt Premier Estate Properties, Inc	1660 S. Ocean Blvd.	Manalapan	Palm Beach	4-Dec
\$85,000,000	Jack Elkins William Raveis Real Estate	1260 S. Ocean Blvd.	Manalapan	Palm Beach	23-Dec
\$75,000,000	Pascal Liguori Premier Estate Properties, Inc	3050 S. Ocean Blvd.	Manalapan	Palm Beach	9-Dec
\$59,950,000	Chad Carroll Compass Florida	1107 Hillsboro Mile	Hillsboro Beach	Broward	1-Dec
\$59,900,000	Matthew Crane Compass Florida	1413 N. Venetian Way	Miami Beach	Miami-Dade	18-Dec
\$56,500,000	Martha Jalicoeur Douglas Elliman	15527 Imperial Point Lane	Wellington	Palm Beach	12-Dec
\$49,000,000	Adrian Reed William Raveis Real Estate	6 Riverview Road	Jupiter Island	Martin	15-Dec
\$44,900,000	Vince Spadea Douglas Elliman	1840 S. Ocean Blvd.	Manalapan	Palm Beach	23-Dec
\$43,900,000	Christian Angle Christian Angle Real Estate	870 S. Ocean Blvd.	Palm Beach	Palm Beach	16-Dec
\$42,500,000	Hilary Musser Hilary Musser Real Estate LLC	6315 S. Flagler Drive	West Palm Beach	Palm Beach	26-Dec
\$39,000,000	Jonathan Alfonso EXP Realty LLC	84 La Gorce Circle	Miami Beach	Miami-Dade	18-Dec
\$37,999,999	Eddie Gurovich EXP Realty LLC	555 Ocean Blvd.	Golden Beach	Miami-Dade	23-Dec
\$36,900,000	Cyril Matz Douglas Elliman	6480 Allison Road	Miami Beach	Miami-Dade	8-Dec

Residential Property Highlight: Condominium Ultraluxury Homes

Luxury Condos: Fewer Buyers, Higher Expectations

Florida’s \$5M+ condo market continues to operate on a quality-over-quantity basis, with January reinforcing a clear divide between truly exceptional residences and everything else. Buyer demand remains strongest for ultra-luxury, waterfront, and branded condominiums, where design, privacy, amenities, and long-term value converge.

A notable highlight this month was the \$36M sale of 7093 Fisher Island Drive, Unit 7093, listed by Dora Puig of Luxe Living Realty and brought with Jorge Escasena also with Luxe Living Realty, a transaction that underscores Fisher Island’s enduring appeal and the resilience of top-tier condo pricing. While rising ownership costs and cautious buyer behavior have slowed activity in less differentiated buildings, best-in-class inventory continues to move with confidence, proving that at the highest levels of Florida’s condo market, buyers remain willing to pay a premium for exclusivity and permanence.

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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
\$36,000,000	Dora Puig Luxe Living Realty	Jorge Escasena Luxe Living Realty	7093 Fisher Island Drive, Unit 7093	Miami Beach	24-Dec

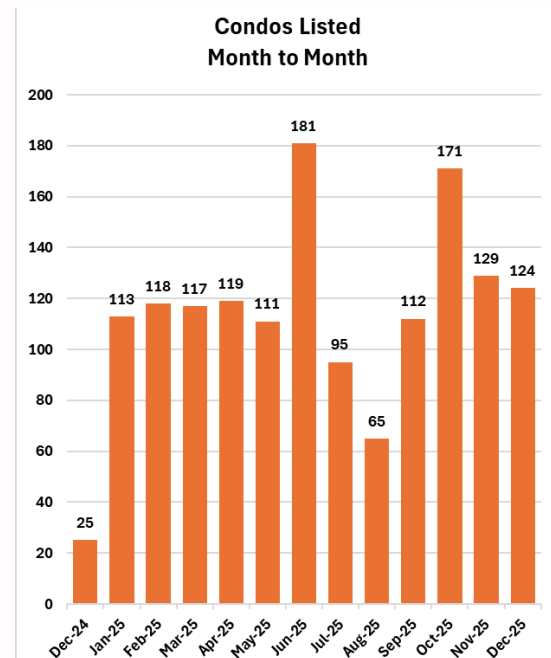
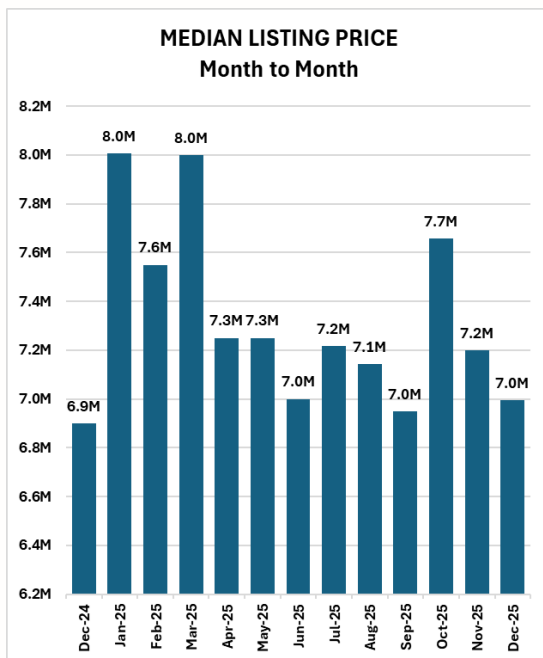
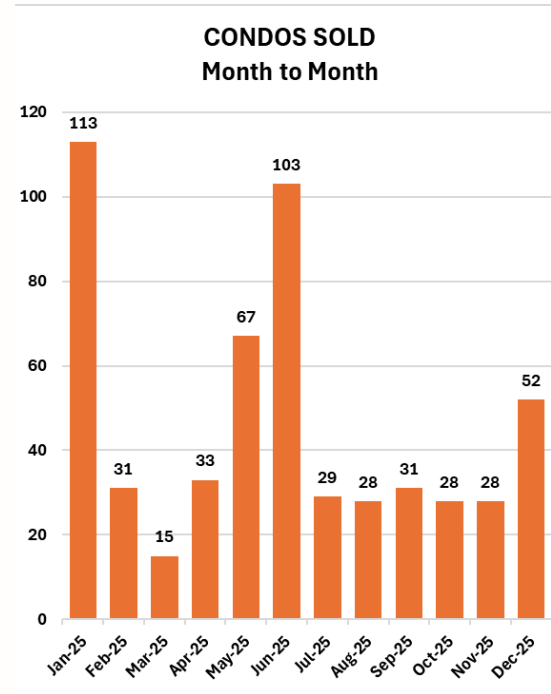
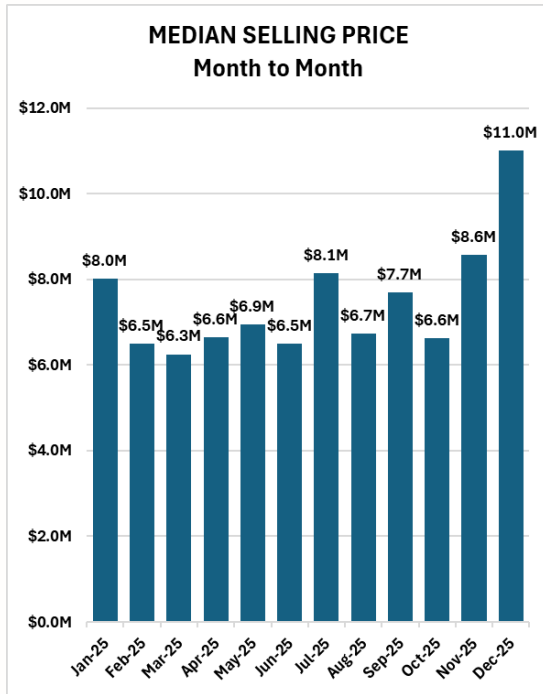
TOP 10 MLS-ADVERTISED CONDO SALES—LAST 12 MONTHS

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
\$36,000,000	Dora Puig Luxe Living Realty	Jorge Escasena Luxe Living Realty	7093 Fisher Island Drive, Unit 7093	Miami Beach	25-Dec
\$29,000,000			10201 Collins Avenue, Unit 2602	Bal Harbour	25-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
\$23,693,000			7744 Fisher Island Drive	Miami Beach	25-Aug
\$22,500,000	Judy Zeder Coldwell Banker Realty	Julian Cohen Douglas Elliman	2811 S. Bayshore Drive, Unit PH-A	Miami Beach	25-Feb

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\$5 MILLION-PLUS CONDOMINIUMS



MLS-ADVERTISED DECEMBER CONDO SALES

SALE PRICE	LISTING AGENT/AGENCY	BUYERS AGENT/AGENCY	ADDRESS	CITY	SALE DATE
\$36,000,000	Dora Puig Luxe Living Realty	Jorge Escasena Luxe Living Realty	7093 Fisher Island Drive, Unit 7093	Miami Beach	24-Dec
\$19,500,000			503 Oakhaven Circle	Immokalee	19-Dec
\$15,312,000	Gary Pohrer Serhant	Dana Koch The Corcoran Group	1100 S. Flagler Drive, Unit 1704	West Palm Beach	15-Dec
\$12,800,000	Daniel Tzinker The Agency Florida LLC	Marcelo Violand Prime International Associates Inc.	16901 Collins Avenue, Apt. 5105	Sunny Isles Beach	15-Dec
\$10,075,000	Yansy Checa Douglas Elliman	Anna Sherrill One Sotheby's International Realty	17901 Collins Avenue, Unit 1804	Sunny Isles Beach	17-Dec
\$8,025,000	Mick Duchon The Corcoran Group	Matthew Lill The Corcoran Group	321 Ocean Drive, Apt. 301	Miami Beach	23-Dec
\$7,300,000	Ryan Mendell Maxwell E. Realty Inc.	Dolores Urdapilleta Urdapilleta Real Estate LLC	9705 Collins Avenue, Unit 1803N	Bal Harbour	15-Dec
\$7,150,000	Fern Fodiman Sotheby's International Realty	Lisa Cregan Sotheby's International Realty	100 Sunrise Avenue, Apt. 303	Palm Beach	15-Dec
\$7,100,000	Joelle Oiknine One Sotheby's International Realty	Joelle Oiknine One Sotheby's International Realty	9601 Collins Avenue, Apt. 1506	Bal Harbour	22-Dec
\$6,925,000	David Lehrman The Sarasota Real Estate Company	David Lehrman The Sarasota Real Estate Company	6100 Midnight Pass Road, Unit 401	Sarasota	29-Dec
\$6,513,760	Steven Windsor Coldwell Banker Realty	Rob Robinson Coldwell Banker Realty	223 Golden Gate Point	Sarasota	22-Dec
\$6,500,000	Christian Angle Christian Angle Real Estate	Michelle Newman The Corcoran Group	622 N. Flagler Drive, Apt. 801	West Palm Beach	16-Dec
\$6,500,000	Dina Goldentayer Douglas Elliman	Thomas Pichet Globalty Investments LLC	500 Alton Road, Unit 3303	Miami Beach	23-Dec
\$6,420,000	Fritz Wagor Keller Williams Realty Premier	Yuliya Kachko Oceanfront Group, Inc.	10295 Collins Avenue, Unit 1008	Bal Harbour	12-Dec
\$6,000,000	Jonathan Corso Coldwell Banker Realty	Anca Mirescu Douglas Elliman	100 S. Pointe Drive, Apt. 3601	Miami Beach	22-Dec

MLS-ADVERTISED DECEMBER CONDO LISTINGS

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	CITY	COUNTY	LIST DATE
\$78,900,000	Christian Angle Christian Angle Real Estate	1100 S. Flagler Drive, Unit 2401/2402	West Palm Beach	Palm Beach	19-Dec
\$75,000,000	Joao Pedro Estrada MC Miami Realty LLC	10203 Collins Avenue, Unit 2801	Bal Harbour	Miami-Dade	17-Dec
\$36,250,000	Cyril Matz Douglas Elliman	7061 Fisher Island Drive, Unit 7061	Miami Beach	Miami-Dade	19-Dec
\$19,250,000	Joyce Schneider Castles By The Beach Realty	3425 S. Ocean Blvd., Unit 4	Highland Beach	Palm Beach	5-Dec
\$18,800,000	Sergio Lopez De Mesa Vanguard Properties	18501 Collins Avenue, Unit 4003/4004	Sunny Isles Beach	Miami-Dade	5-Dec
\$18,500,000	Linda Fellner Lachman BHHS EWM Realty	110 Sunset Avenue, Apt. 4A	Palm Beach	Palm Beach	22-Dec
\$17,500,000	Jonathan Mann Coldwell Banker Realty	17875 Collins Avenue, PH-5002	Sunny Isles Beach	Miami-Dade	23-Dec
\$16,900,000	Devin Kay Douglas Elliman	18501 Collins Avenue, Apt. 2304	Sunny Isles Beach	Miami-Dade	31-Dec
\$16,000,000	Mark Yaffe Nest Seekers Florida LLC	1643 Brickell Unit Dock Avenue, PH-4901	Miami Beach	Miami-Dade	16-Dec
\$15,950,000	Shawn Elliott Nest Seekers Florida LLC	6800 Fisher Island Drive, Unit 6823	Miami Beach	Miami-Dade	26-Dec
\$15,900,000	Dina Goldentayer Douglas Elliman	800 S. Pointe Drive, Apt. 801	Miami Beach	Miami-Dade	3-Dec
\$14,999,000	Lourdes Alatrste Douglas Elliman	465 Brickell Avenue, Apt. 5701	Miami Beach	Miami-Dade	2-Dec
\$14,495,000	Michael Light Douglas Elliman	5775 Collins Avenue, Apt. 1501	Miami Beach	Miami-Dade	5-Dec
\$13,795,000	Kristen Menezes Douglas Elliman	1333 S. Flagler Drive, Unit 702	West Palm Beach	Palm Beach	2-Dec
\$13,700,000	Kinga Konsorska Douglas Elliman	6800 Fisher Island Drive, Unit 6842	Miami Beach	Miami-Dade	8-Dec

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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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