

# 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

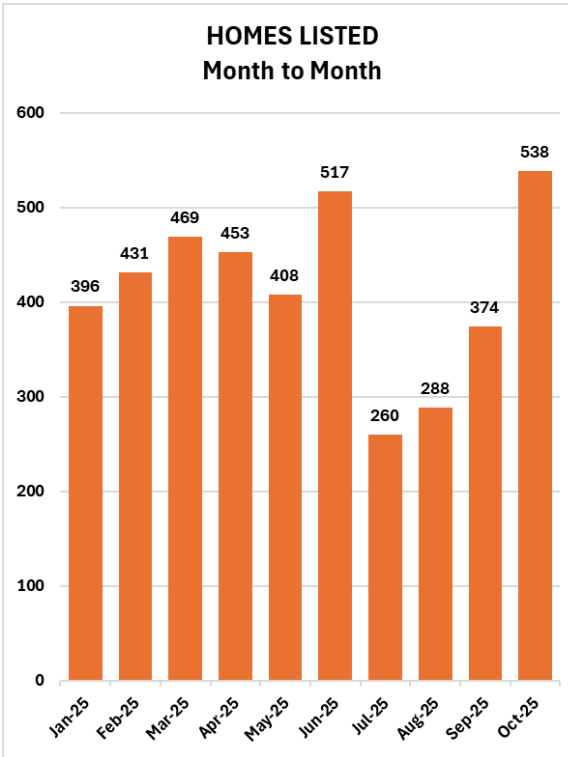
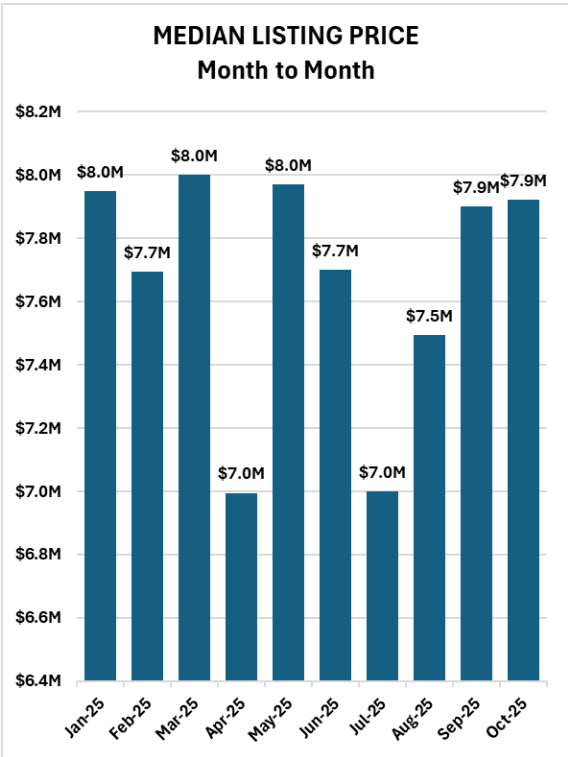
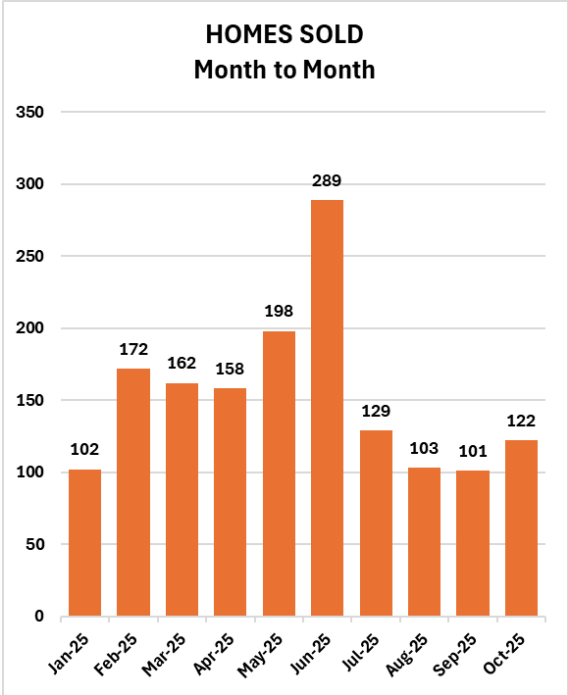
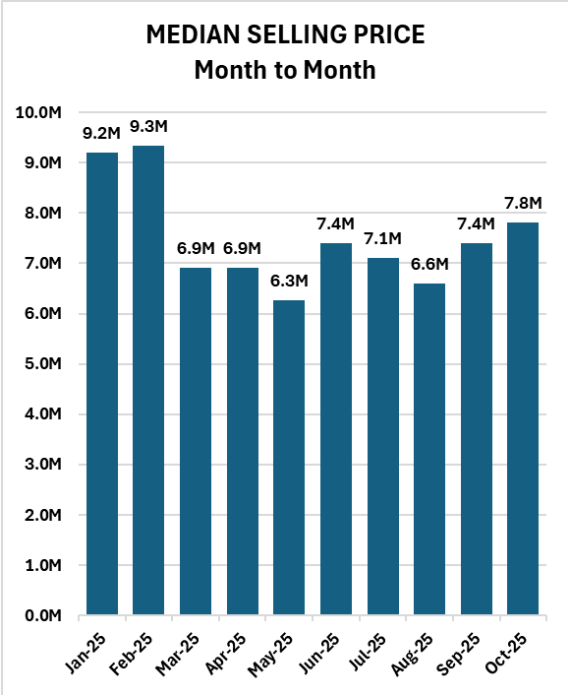
| LARGEST MLS-ADVERTISED HOUSE SALE - LAST MONTH |              |                                                     |                                                    |                   |              |           |
|------------------------------------------------|--------------|-----------------------------------------------------|----------------------------------------------------|-------------------|--------------|-----------|
|                                                | SALE PRICE   | LISTING AGENT/AGENCY                                | BUYERS AGENT/AGENCY                                | ADDRESS           | CITY         | SALE DATE |
|                                                | \$50,000,000 | Eddy Martinez<br>One Sotheby's International Realty | Roland Ortiz<br>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<br>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<br>BHHS EWM Realty                      | Ryan Mendell<br>Maxwell Realty                     | 88 La Gorce Circle  | Miami Beach      | 25-Apr    |
| \$60,000,000                                       | Jordan Karp<br>Jordan Karp LLC                          | Jordan Karp<br>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<br>Premier Estate Properties              | Margit Brandt<br>Premier Estate Properties         | 1140 S. Ocean Blvd. | Manalapan        | 25-May    |
| \$55,000,000                                       | James Kenny<br>K2 Realty                                | James Kenny<br>K2 Realty                           | 12032 E. End        | North Palm Beach | 25-May    |
| \$51,124,175                                       | Jonathan Postma<br>Coldwell Banker Realty               | Jonathan Postma<br>Coldwell Banker Realty          | 2325 S. Ocean Blvd. | Palm Beach       | 25-Jul    |
| \$50,000,000                                       | Eddy Martinez<br>One Sotheby's International Realty     | Roland Ortiz<br>One Sotheby's International Realty | 41 Arvida Parkway   | Coral Gables     | 25-Oct    |
| \$48,500,000                                       | Dana Koch & Allison Wren<br>The Corcoran Group          | Thomas Shaw<br>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                       | <b>Eddy Martinez</b><br>One Sotheby's International Realty    | <b>Roland Ortiz</b><br>One Sotheby's International Realty | 41 Arvida Parkway               | Coral Gables     | 10-Oct    |
| \$37,000,000                       | <b>Senada Adzem</b><br>Douglas Elliman                        | <b>Michael Costello</b><br>Compass Florida                | 9200 Rockybrook Way             | Delray Beach     | 14-Oct    |
| \$34,000,000                       | <b>John Sandberg</b><br>Compass Florida                       | <b>Julia Johnston</b><br>The Corcoran Group               | 1821 W. 27 <sup>th</sup> Street | Miami Beach      | 14-Oct    |
| \$32,771,500                       | _____                                                         | _____                                                     | 714 Bishop Tolbert Road         | Santa Rosa Beach | 7-Oct     |
| \$31,000,000                       | <b>Alex Pirez</b><br>Mocca Realty LLC                         | <b>Alex Pirez</b><br>Mocca Realty LLC                     | 9330 Gallardo Street            | Coral Gables     | 10-Oct    |
| \$30,813,400                       | _____                                                         | _____                                                     | 8955 W. Miralago Way            | Parkland         | 17-Oct    |
| \$30,000,000                       | <b>Richard Allison</b><br>The Corcoran Group                  | <b>Shelly Newman</b><br>The Corcoran Group                | 217 Clarke Avenue               | Palm Beach       | 3-Oct     |
| \$29,625,000                       | <b>Nick Malinosky</b><br>Douglas Elliman                      | <b>Matthew Moser &amp; Nicholas Gonzalez</b><br>Serhant   | 1171 S. Ocean Blvd.             | Delray Beach     | 17-Oct    |
| \$27,750,000                       | <b>Leslie Leopold</b><br>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                       | <b>Brigitte De Langeron</b><br>DLS International Realty       | <b>Giulietta Ulloa</b><br>BHHS EWM Realty                 | 5 Harbor Point                  | Key Biscayne     | 9-Oct     |
| \$23,200,000                       | <b>Tim Savage</b><br>Gulf Coast International Properties      | <b>Tim Savage</b><br>Gulf Coast International Properties  | 3300 Gin Lane                   | Naples           | 27-Oct    |
| \$21,007,000                       | <b>Dana Koch</b><br>The Corcoran Group                        | <b>Margit Brandt</b><br>Premier Estate Properties         | 167 Everglade Avenue            | Palm Beach       | 30-Oct    |
| \$21,000,000                       | <b>Hilary Musser</b><br>Hilary Musser Real Estate LLC         | <b>Hilary Musser</b><br>Hilary Musser Real Estate LLC     | 7515-7425 S. Flagler Drive      | West Palm Beach  | 29-Oct    |
| \$19,500,000                       | <b>Diana Gutierrez</b><br>Mocca Realty LLC                    | <b>Alex Pirez</b><br>Mocca Realty LLC                     | 5000 SW 82 <sup>nd</sup> Street | Miami            | 21-Oct    |
| \$17,700,000                       | <b>Linda Olsson</b><br>Linda R. Olsson, Inc.                  | <b>Christian Angle</b><br>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                          | <b>Christian Angle</b><br>Christian Angle Real Estate                    | 102 Reef Road            | Palm Beach      | Palm Beach | 27-Oct    |
| \$75,000,000                          | <b>Casey Brady Flannery</b><br>Equestrian Sotheby's International Realty | 640 S. Ocean Blvd.       | Manalapan       | Palm Beach | 2-Oct     |
| \$69,500,000                          | <b>William Yahn</b><br>The Corcoran Group                                | 1260 N. Lake Way         | Palm Beach      | Palm Beach | 17-Oct    |
| \$60,000,000                          | <b>Richard G. Prebish, II</b><br>William Raveis Real Estate              | 4296 Cutlass Lane        | Naples          | Collier    | 20-Oct    |
| \$59,500,000                          | <b>Christian Angle</b><br>Christian Angle Real Estate                    | 1620 S. Ocean Blvd.      | Palm Beach      | Palm Beach | 24-Oct    |
| \$55,000,000                          | <b>Dora Puig</b><br>Luxe Living Realty                                   | 1007 Fisher Island Drive | Miami Beach     | Miami-Dade | 15-Oct    |
| \$49,995,000                          | <b>Tim Elmes</b><br>Compass Florida                                      | 625 San Marco Drive      | Fort Lauderdale | Broward    | 31-Oct    |
| \$45,000,000                          | <b>Scott Shuffield</b><br>BHHS EWM Realty                                | 50 Casuarina Concourse   | Coral Gables    | Miami-Dade | 15-Oct    |
| \$44,850,000                          | <b>Lawrence Moens</b><br>Lawrence A. Moens Associates, Inc               | 160 Clarendon Avenue     | Palm Beach      | Palm Beach | 9-Oct     |
| \$39,995,000                          | <b>Austin Baris</b><br>Miles Goldstein Real Estate                       | 733 Middle River Drive   | Fort Lauderdale | Broward    | 27-Oct    |
| \$39,000,000                          | <b>Rob Thomson</b><br>Waterfront Properties & Club Communities           | 179 Spyglass Lane        | Jupiter         | Martin     | 8-Oct     |
| \$37,900,000                          | <b>Christian Angle</b><br>Christian Angle Real Estate                    | 9 Via Parigi             | Palm Beach      | Palm Beach | 1-Oct     |
| \$37,500,000                          | <b>Margit Brandt</b><br>Premier Estate Properties                        | 124 Coconut Row          | Palm Beach      | Palm Beach | 21-Oct    |
| \$37,500,000                          | <b>Toby Cloutier</b><br>London Bay Realty, Inc                           | 3373 Rum Row             | Naples          | Collier    | 31-Oct    |
| \$36,500,000                          | <b>Dora Puig</b><br>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,<br>Unit 2602 | Bal Harbour | 6-Oct     |

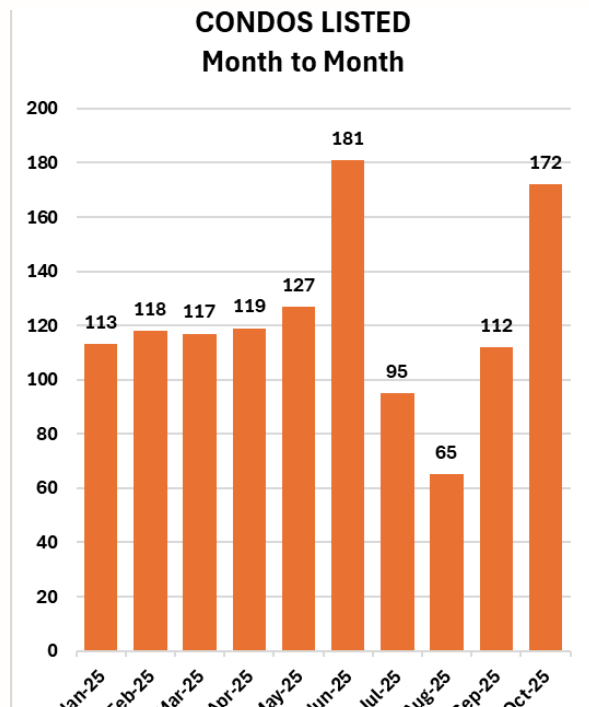
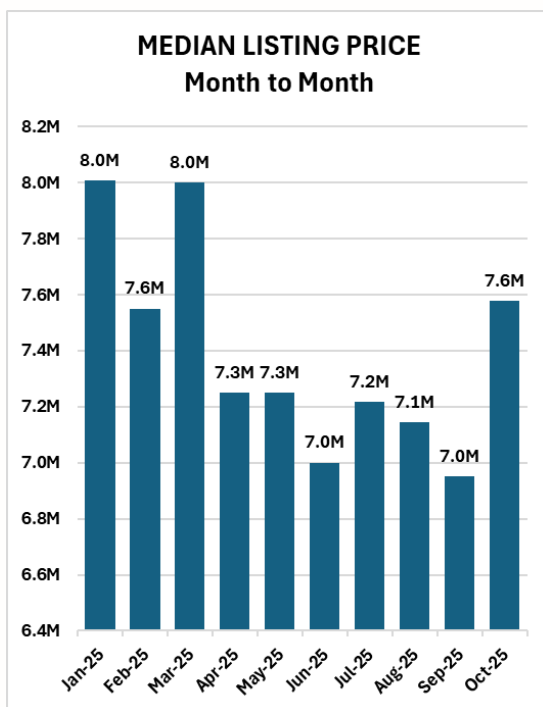
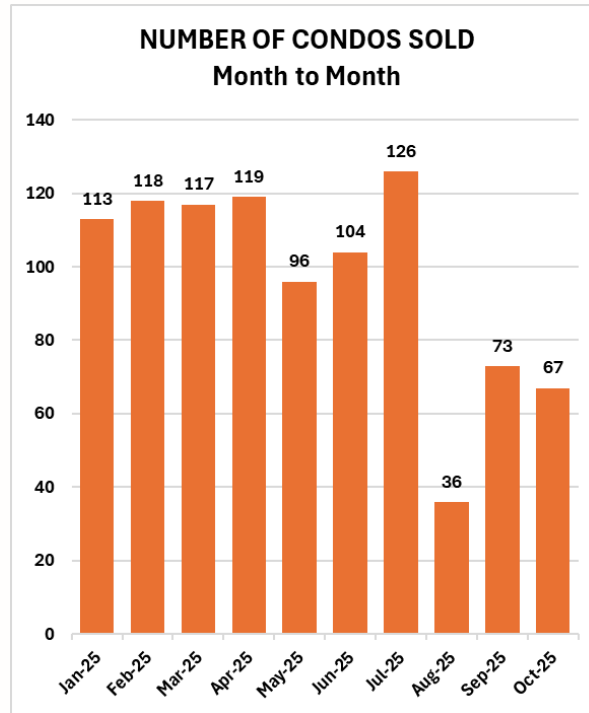
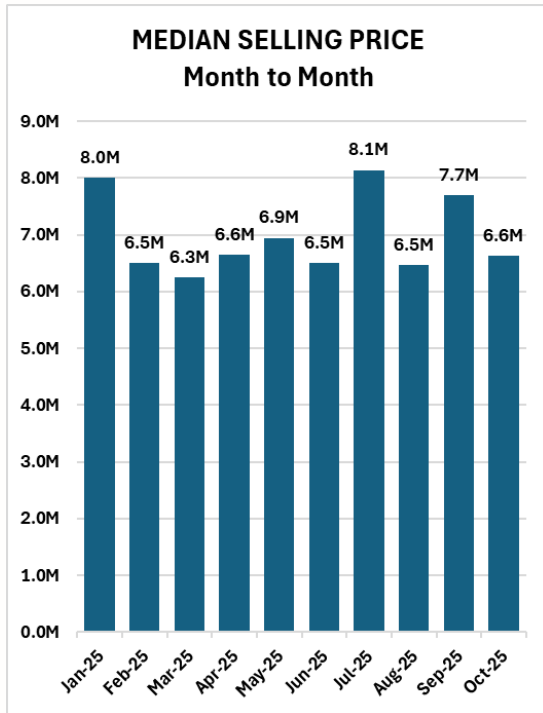
TOP 10 MLS-ADVERTISED CONDO SALES—LAST 12 MONTHS

| SALE PRICE   | LISTING AGENT/AGENCY                            | BUYERS AGENT/AGENCY                                | ADDRESS                                | CITY              | SALE DATE |
|--------------|-------------------------------------------------|----------------------------------------------------|----------------------------------------|-------------------|-----------|
| \$38,200,000 | Ximena Penuela<br>Fort Realty, LLC              | Ximena Penuela<br>Fort Realty, LLC                 | 9001 Collins Avenue,<br>Unit S PH-2    | Surfside          | 25-Jul    |
| \$29,000,000 | Dina Goldentayer<br>Douglas Elliman             | Dina Goldentayer<br>Douglas Elliman                | 8701 Collins Avenue,<br>PH-1702        | Surfside          | 25-Jan    |
| \$29,000,000 |                                                 |                                                    | 10201 Collins Avenue,<br>Unit 2602     | Bal Harbour       | 25-Oct    |
| \$28,641,500 | Chad Carroll<br>Compass Florida                 | Chad Carroll<br>Compass Florida                    | 16901 Collins Avenue,<br>PH-5603       | Sunny Isles Beach | 25-May    |
| \$27,500,000 | Deborah Strand<br>Douglas Elliman               | Amy Simmonds<br>Compass Florida                    | 9111 Collins Avenue,<br>N-1021         | Surfside          | 25-Mar    |
| \$25,000,000 | Michael Goldstein<br>Acqualina Realty           | Benjamin Moss<br>Compass Florida                   | 17975 Collins Avenue,<br>Unit 4701/2   | Sunny Isles Beach | 25-Mar    |
| \$24,000,000 | Sarah Williams<br>Societe Real Estate           | Ginette Behar<br>Societe Real Estate               | 125 Ocean Drive,<br>PH-702             | Miami Beach       | 25-Mar    |
| \$22,500,000 | Judy Zeder<br>Coldwell Banker Realty            | Julian Cohen<br>Douglas Elliman                    | 2811 S. Bayshore Drive,<br>Unit PH-A   | Miami Beach       | 25-Feb    |
| \$20,500,000 | Karla Abaunza<br>Luxury Living Realty           | Laura Castillo<br>The Corcoran Group               | 7964 Fisher Island Drive,<br>Unit 7964 | Miami Beach       | 25-Apr    |
| \$17,200,000 | Dana Koch & Paulette Koch<br>The Corcoran Group | Janina Radtke<br>Sotheby’s International<br>Realty | 102 Gulfstream Road                    | Palm Beach        | 25-Sept   |

# STATE OF FLORIDA

## MUTIMILLION DOLLAR REAL ESTATE MARKET

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

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

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