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Condo sales volume in Fisher Island rose 375.7% year over year to $9.99M in September 2025.

Miami Condo Data · Fisher Island · September 2025

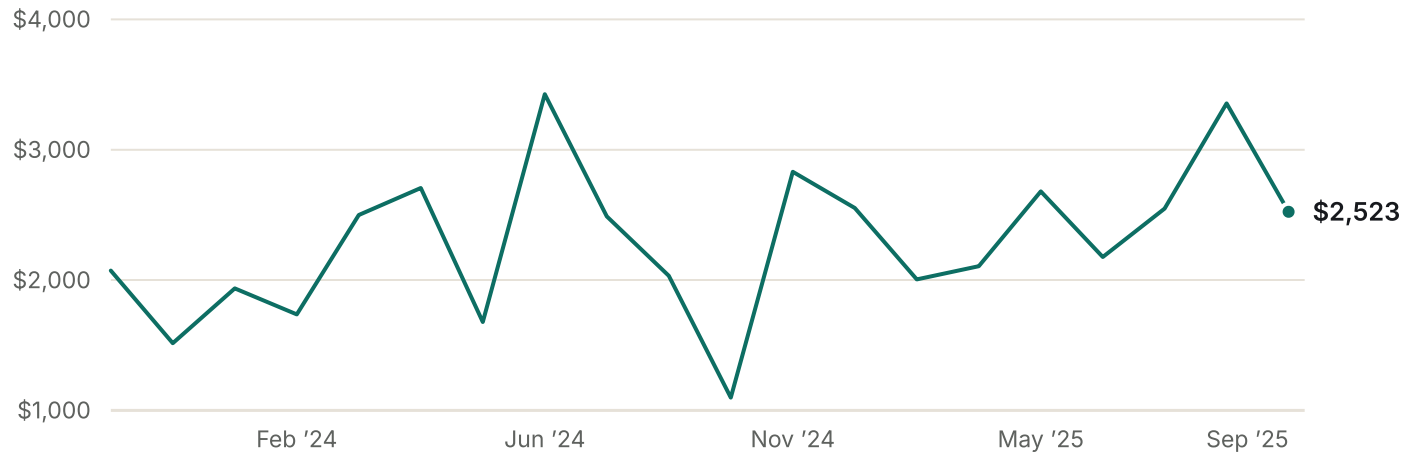
MIAMI, October 1, 2025: Buyers closed 1 condo sales worth $9.99M in Fisher Island in September 2025, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$9.99M	1	$9.99M	$2,523
−61.6% vs. August	−50% vs. August	−23.1% vs. August	−24.8% vs. August

KEY FINDINGS

1. $9.99M in condo sales across 1 closings (−61.6% vs. August).
2. Median sale price $9.99M (−23.1% vs. August); median $2,523 per square foot.
3. 5 of 14 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT



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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

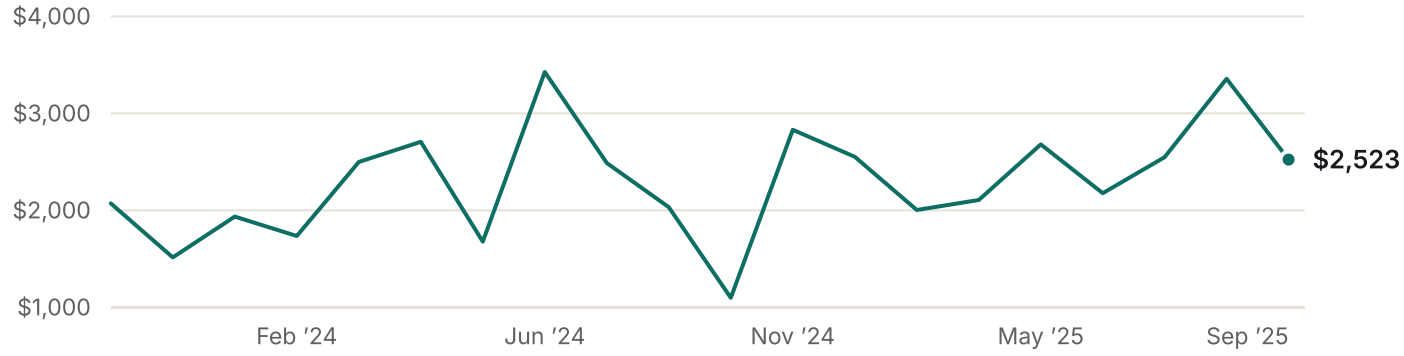
About own.miami

own.miami is a Miami condo research and search site. Its free Data Room publishes monthly, citable market figures built from MLS closed-sale records and public building records.

Media contact

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https://own.miami/data

MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

BUILDING	INDEX	$/SQ FT
1. Palazzo della Luna · Fisher Island	**492**	$3,989
2. Palazzo del Sol · Fisher Island	**487**	$3,689
3. Oceanside at Fisher Island · Fisher Island	**423**	$2,971
4. Bayview at Fisher Island 4900 · Fisher Island	**390**	$2,900
5. Bayview at Fisher Island 5100 · Fisher Island	**373**	$2,689

100 = the median Miami building ($716/sqft) · 200 = twice its price per sq ft

ALSO IN THIS REPORT

- 5 of 14 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: $9.99M at Oceanside at Fisher Island.

METHODOLOGY

Figures are compiled from Miami MLS closed-sale records for condominiums at every price across the 1 neighborhoods own.miami tracks: the whole condo market, not only the listings on own.miami, which start at $450K. Each sale is counted once (per MLS listing) in the calendar month it closed. Sales volume is the sum of closed prices; medians are per closed sale. Month-over-month and year-over-year changes are shown only when both months cover the same neighborhoods, where a neighborhood's full history starts later, the comparison is withheld rather than letting the change in coverage pass for a market move. Active inventory is live: condos listed for sale today at every price, excluding towers not yet delivered; months of supply divides it by the average monthly resale closings over the 12 months ending with the report month. Building health follows each building page: age under Florida SB-4D (first milestone at 25 years on the coast, then every 10) plus verified public records such as a City of Miami recertification on file.

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