

The median condo sale price in Edgewater fell 28% year over year to \$488K in October 2025.

Miami Condo Data · Edgewater · October 2025

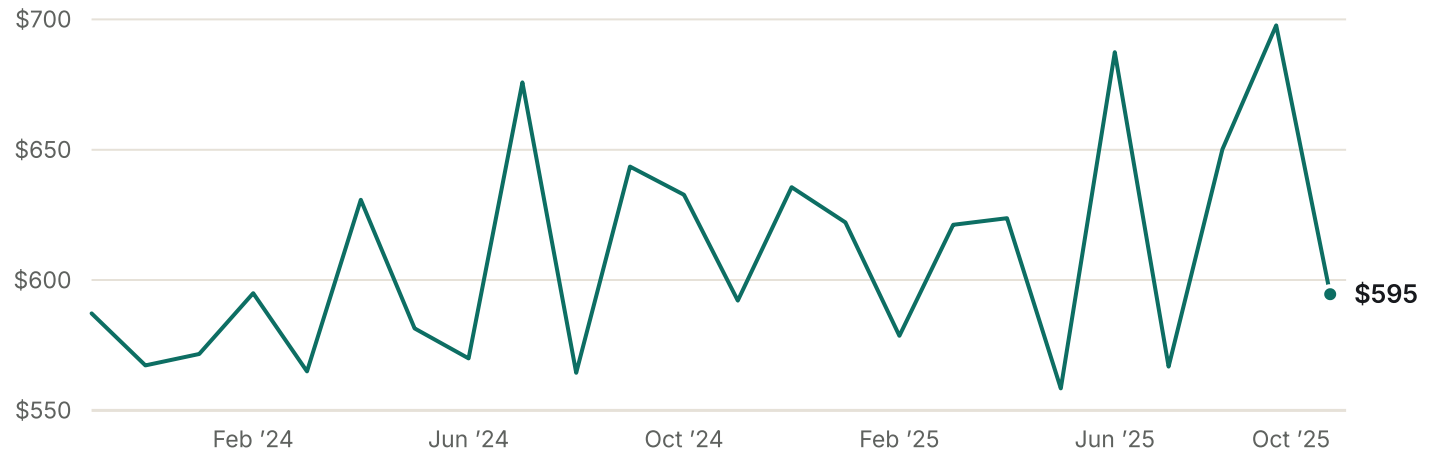
MIAMI, November 1, 2025: Buyers closed 32 condo sales worth \$29.2M in Edgewater in October 2025, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$29.2M	32	\$488K	\$595
+14.4% vs. September	+33.3% vs. September	-36.5% vs. September	-14.8% vs. September

KEY FINDINGS

- 1. \$29.2M in condo sales across 32 closings (+14.4% vs. September).
- 2. Median sale price \$488K (-36.5% vs. September); median \$595 per square foot.
- 3. 2 of 39 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

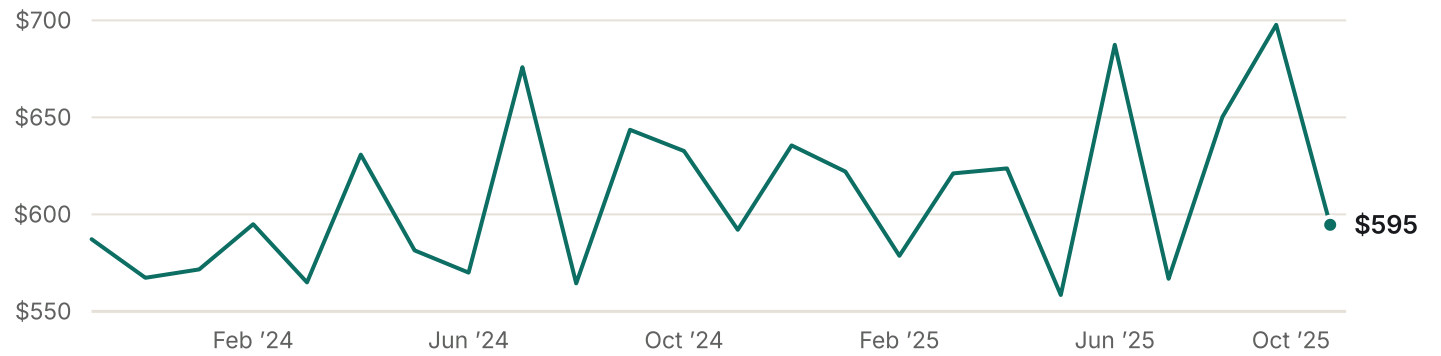


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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.

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<https://own.miami/data>

MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

BUILDING	INDEX	\$/SQ FT
1. Elysee · Edgewater	163	\$1,411
2. Aria Reserve · Edgewater	161	\$1,242
3. One Paraiso · Edgewater	154	\$1,297
4. Missoni Baia · Edgewater	153	\$1,162
5. Paramount Bay · Edgewater	135	\$1,068

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

ALSO IN THIS REPORT

- 2 of 39 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$3.39M at Aria Reserve.

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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