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The number of closed condo sales in Midtown fell 58.3% year over year to 5 in October 2025.

Miami Condo Data · Midtown · October 2025

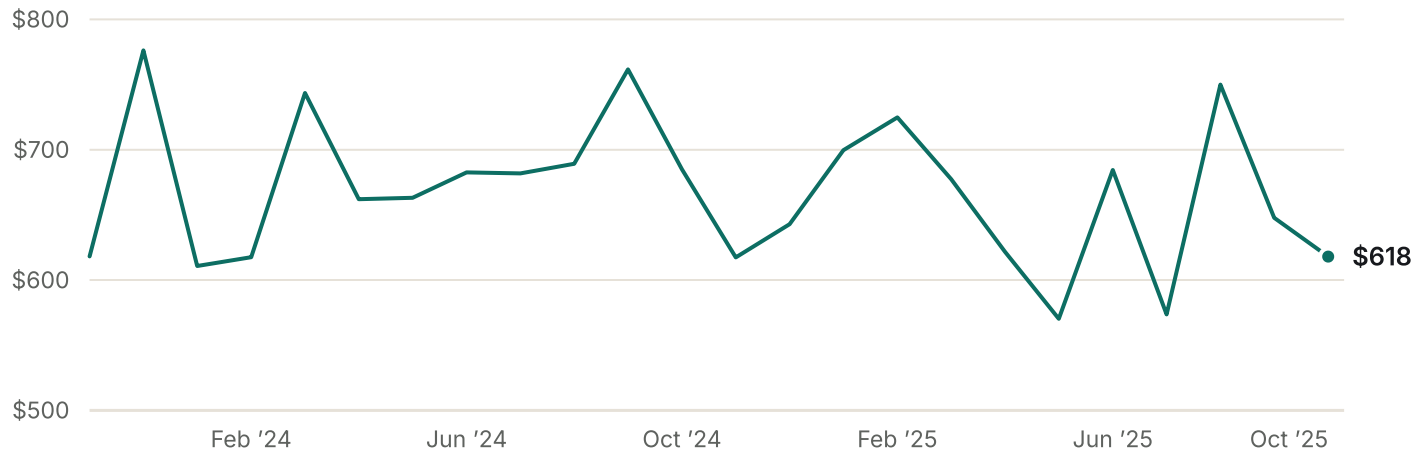
MIAMI, November 1, 2025: Buyers closed 5 condo sales worth $3.14M in Midtown in October 2025, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$3.14M	5	$495K	$618
−28.5% vs. September	−44.4% vs. September	−0.8% vs. September	−4.6% vs. September

KEY FINDINGS

1. $3.14M in condo sales across 5 closings (−28.5% vs. September).
2. Median sale price $495K (−0.8% vs. September); median $618 per square foot.
3. 0 of 9 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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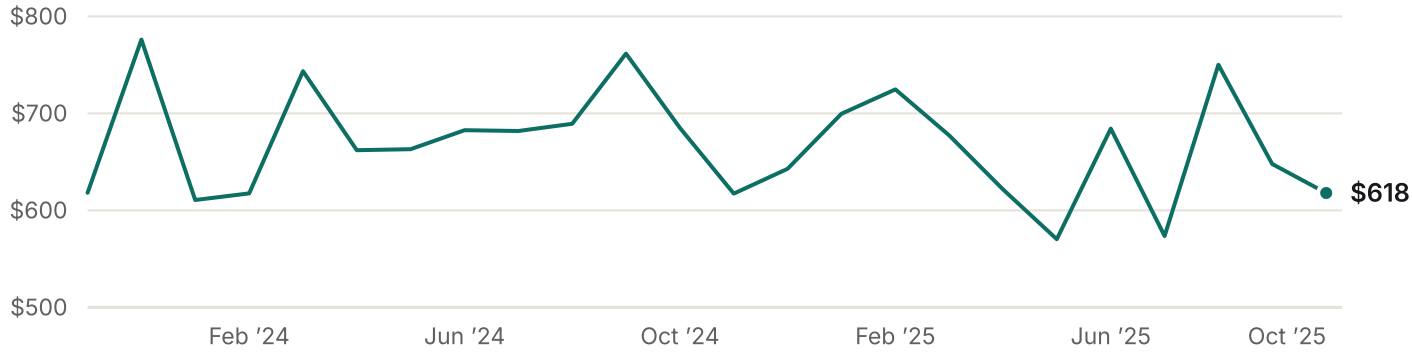

OWN.MIAMI CONDO INDEX

BUILDING	INDEX	$/SQ FT
1. NoMad Residences Wynwood · Midtown	**160**	$1,190
2. The Standard Residences Midtown · Midtown	**158**	$1,156
3. One Bay · Midtown	**110**	$805
4. Hyde Midtown · Midtown	**108**	$766
5. Quadro · Midtown	**107**	$764

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

ALSO IN THIS REPORT

- Top sale of the month: $1.19M at Hyde Midtown.

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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