

Bal Harbour & Surfside condo sales totaled \$627.22M in the 12 months through November 2025, up 13.3% from the prior 12 months (\$553.63M).

Miami Condo Data · Bal Harbour & Surfside · November 2025

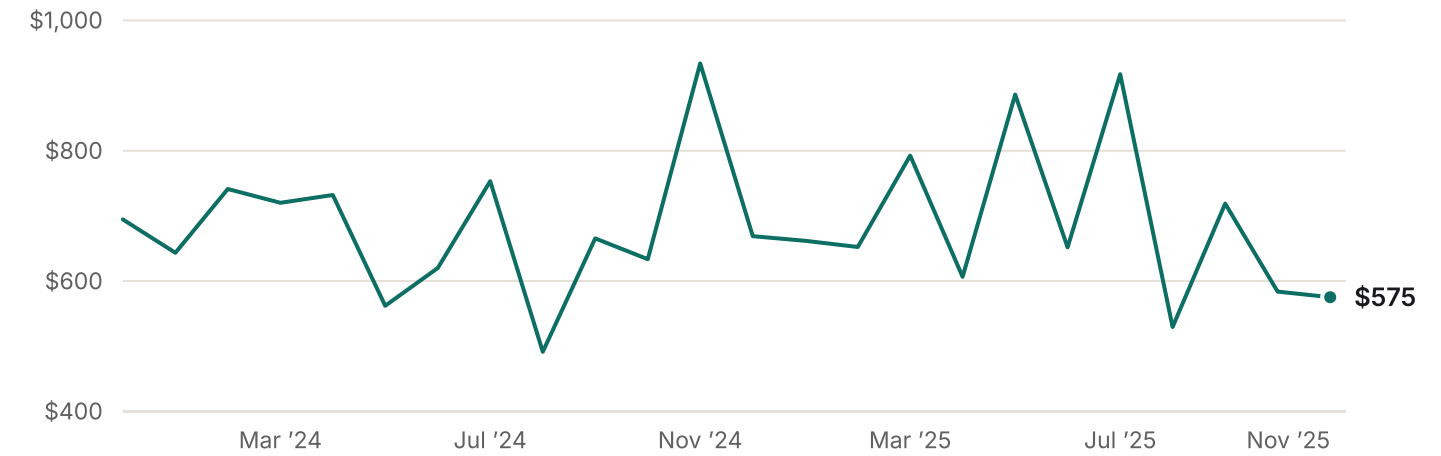
MIAMI, December 1, 2025: Buyers closed 17 condo sales worth \$43.2M in Bal Harbour & Surfside in November 2025, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$43.2M	17	\$860K	\$575
+116.6% vs. October	+6.3% vs. October	-17.1% vs. October	-1.5% vs. October

KEY FINDINGS

- 1. \$43.2M in condo sales across 17 closings (+116.6% vs. October).
- 2. Median sale price \$860K (-17.1% vs. October); median \$575 per square foot.
- 3. 15 of 82 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

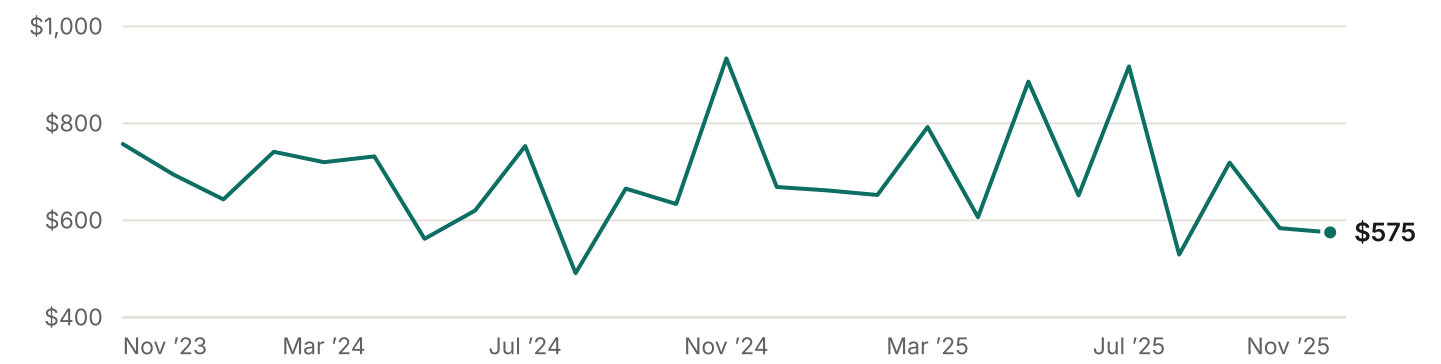


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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. The Surf Club · Bal Harbour & Surfside	492	\$3,931
2. Oceana Bal Harbour · Bal Harbour & Surfside	326	\$2,443
3. Altos del Mar 5 · Bal Harbour & Surfside	302	\$3,753
4. St. Regis Bal Harbour Center Tower · Bal Harbour & Surfside	284	\$2,900
5. St. Regis Bal Harbour North Tower · Bal Harbour & Surfside	258	\$2,514

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

ALSO IN THIS REPORT

- 15 of 82 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$10M at Altos del Mar 5.

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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