

The median time to sell a condo in South Beach rose 41.4% year over year to 82 days in November 2025.

Miami Condo Data · South Beach · November 2025

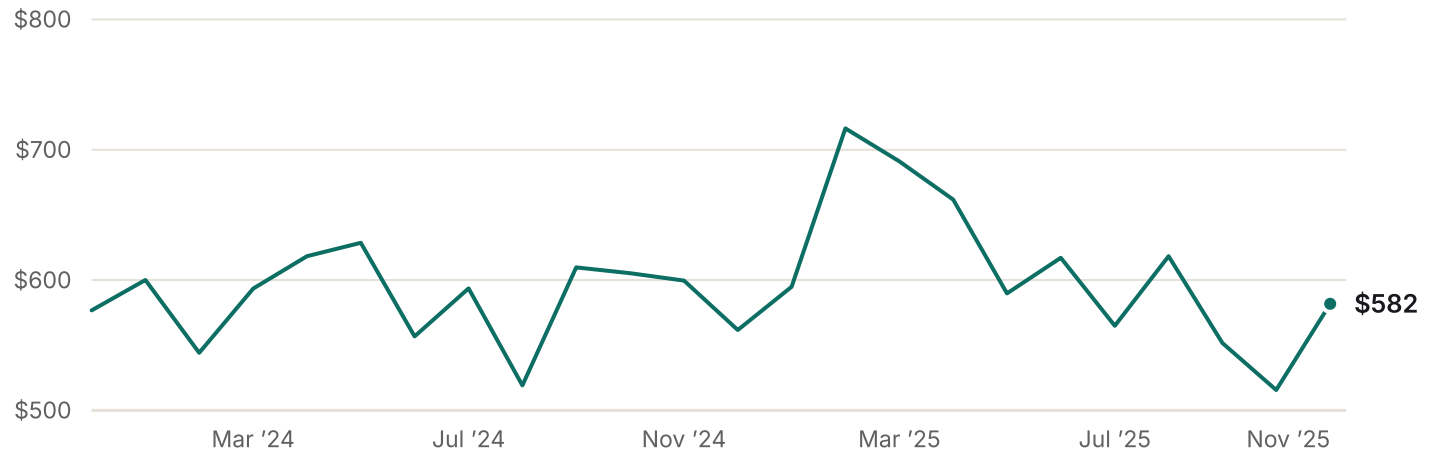
MIAMI, December 1, 2025: Buyers closed 61 condo sales worth \$86.9M in South Beach in November 2025, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$86.9M	61	\$455K	\$582
+3.8% vs. October	-31.5% vs. October	+19.7% vs. October	+12.8% vs. October

KEY FINDINGS

- 1. \$86.9M in condo sales across 61 closings (+3.8% vs. October).
- 2. Median sale price \$455K (+19.7% vs. October); median \$582 per square foot.
- 3. 31 of 137 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

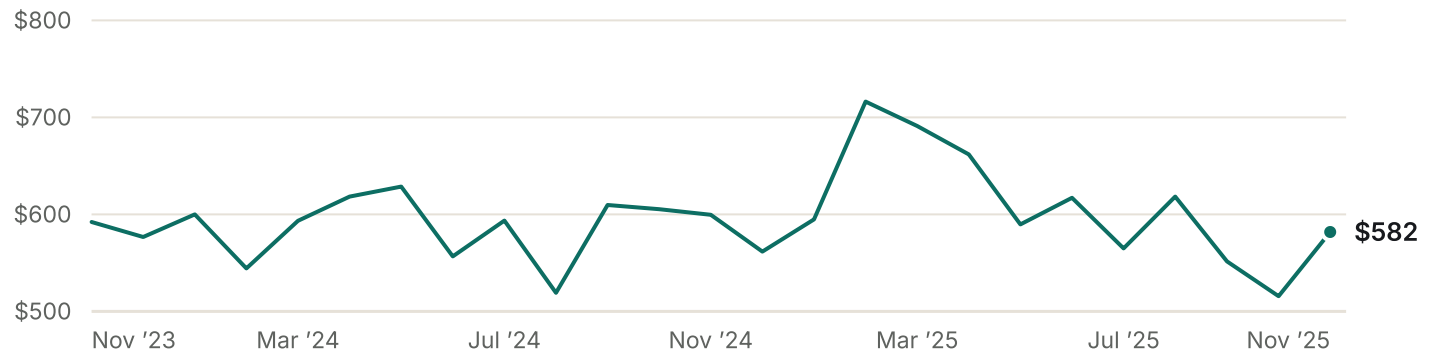


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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. Continuum On South Beach · South Beach	437	\$3,921
2. 1 Hotel & Homes South Beach · South Beach	369	\$3,131
3. The Setai · South Beach	362	\$3,321
4. W South Beach · South Beach	287	\$2,914
5. Five Park · South Beach	274	\$2,257

100 = the median Miami building (\$713/sqft) · 200 = twice its price per sq ft

ALSO IN THIS REPORT

- 31 of 137 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$18.8M at Continuum On South Beach.

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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