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The median condo price per square foot in Bal Harbour & Surfside rose 21.7% year over year to $814/sqft in December 2025.

Miami Condo Data · Bal Harbour & Surfside · December 2025

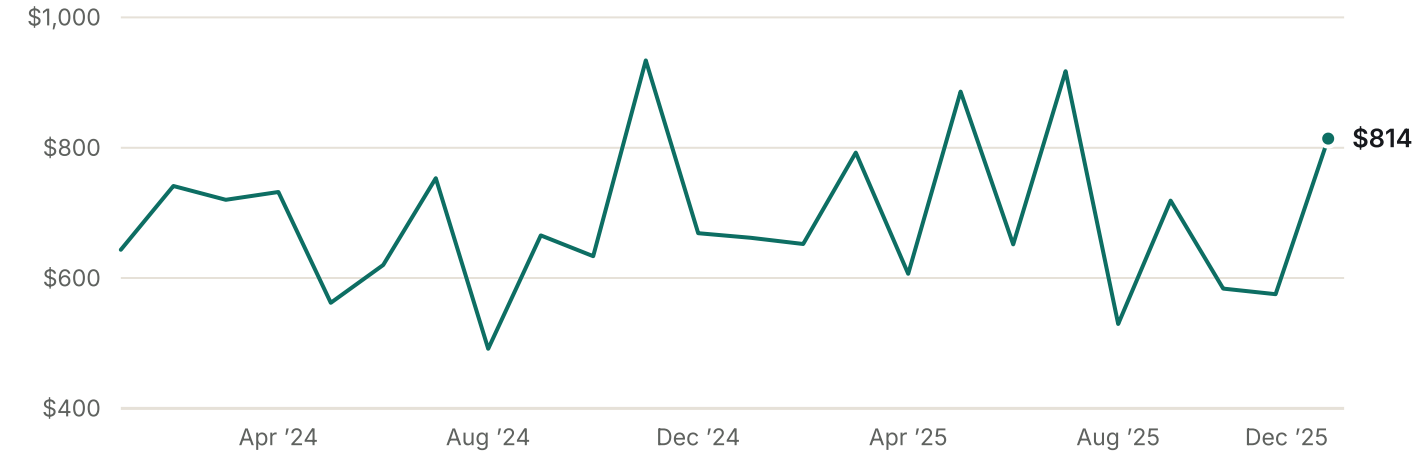
MIAMI, January 1, 2026: Buyers closed 25 condo sales worth $49.2M in Bal Harbour & Surfside in December 2025, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$49.2M	**25**	**$1.05M**	**$814**
+13.9% vs. November	+47.1% vs. November	+22.1% vs. November	+41.5% vs. November

KEY FINDINGS

1. $49.2M in condo sales across 25 closings (+13.9% vs. November).
2. Median sale price $1.05M (+22.1% vs. November); median $814 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.

Media contact

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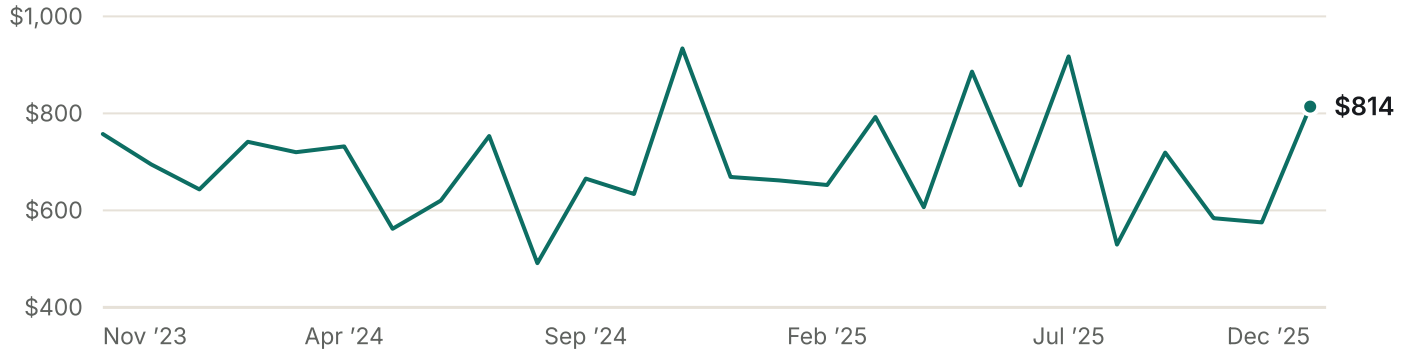
MEDIAN CONDO PRICE PER SQUARE FOOT



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: $7.3M at St. Regis Bal Harbour South Tower.

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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