

The median condo price per square foot in Mid-Beach & North Beach fell 11.8% year over year to \$479/sqft in December 2025.

Miami Condo Data · Mid-Beach & North Beach · December 2025

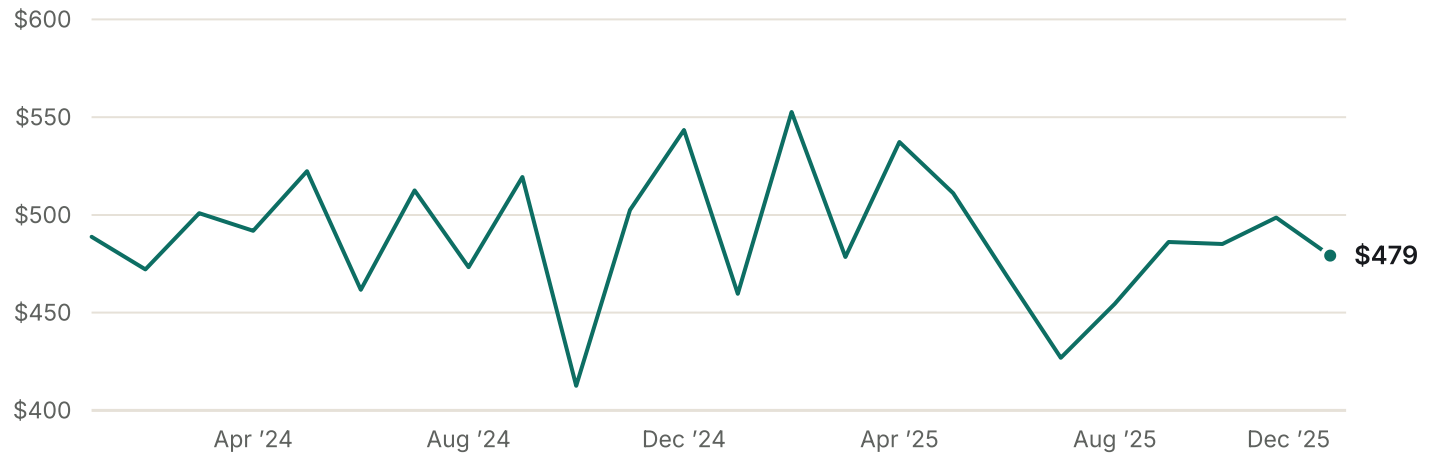
MIAMI, January 1, 2026: Buyers closed 60 condo sales worth \$50.7M in Mid-Beach & North Beach in December 2025, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$50.7M	60	\$478K	\$479
-1.7% vs. November	+20% vs. November	-12.8% vs. November	-3.9% vs. November

KEY FINDINGS

- 1. \$50.7M in condo sales across 60 closings (-1.7% vs. November).
- 2. Median sale price \$478K (-12.8% vs. November); median \$479 per square foot.
- 3. 21 of 95 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

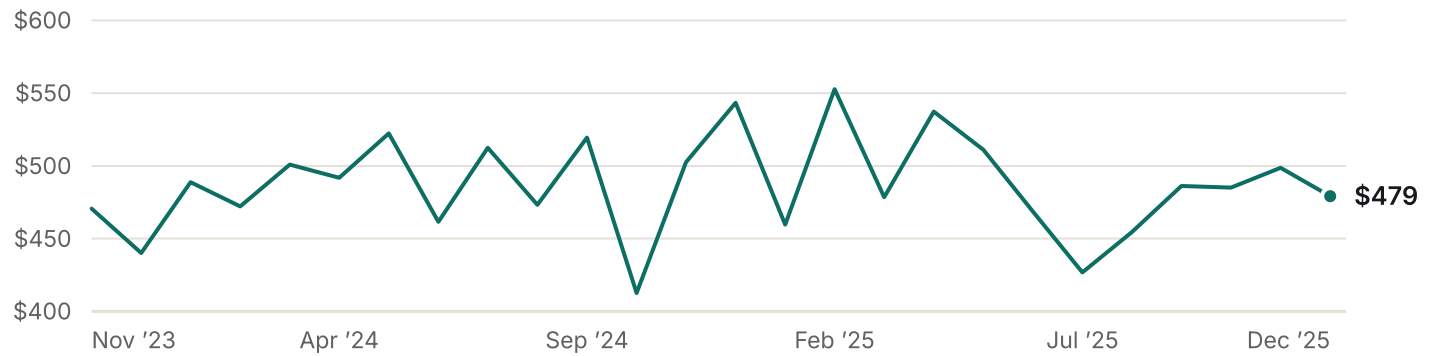


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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. Eighty Seven Park · Mid-Beach & North Beach	306	\$2,912
2. Faena House · Mid-Beach & North Beach	265	\$3,508
3. 72 Park · Mid-Beach & North Beach	232	\$1,849
4. Fontainebleau Sorrento · Mid-Beach & North Beach	228	\$1,755
5. 57 Ocean · Mid-Beach & North Beach	226	\$2,466

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

ALSO IN THIS REPORT

- 21 of 95 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$5.35M at The Bath Club Residences.

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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