

# The median condo sale price in South Beach rose 20.1% year over year to \$523K in December 2025.

Miami Condo Data · South Beach · December 2025

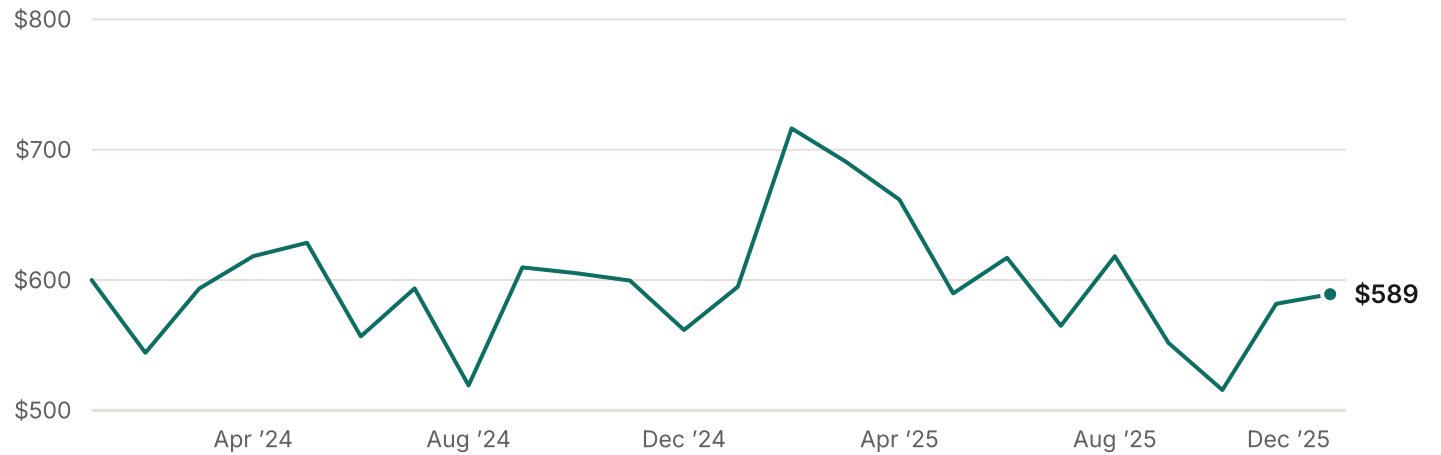
MIAMI, January 1, 2026: Buyers closed 76 condo sales worth \$93.9M in South Beach in December 2025, according to the monthly own.miami Data Room report.

| CONDO SALES VOLUME | CLOSED SALES        | MEDIAN SALE PRICE   | MEDIAN PRICE / SQ FT |
|--------------------|---------------------|---------------------|----------------------|
| <b>\$93.9M</b>     | <b>76</b>           | <b>\$523K</b>       | <b>\$589</b>         |
| +8.1% vs. November | +24.6% vs. November | +14.8% vs. November | +1.3% vs. November   |

KEY FINDINGS

- 1. \$93.9M in condo sales across 76 closings (+8.1% vs. November).
- 2. Median sale price \$523K (+14.8% vs. November); median \$589 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

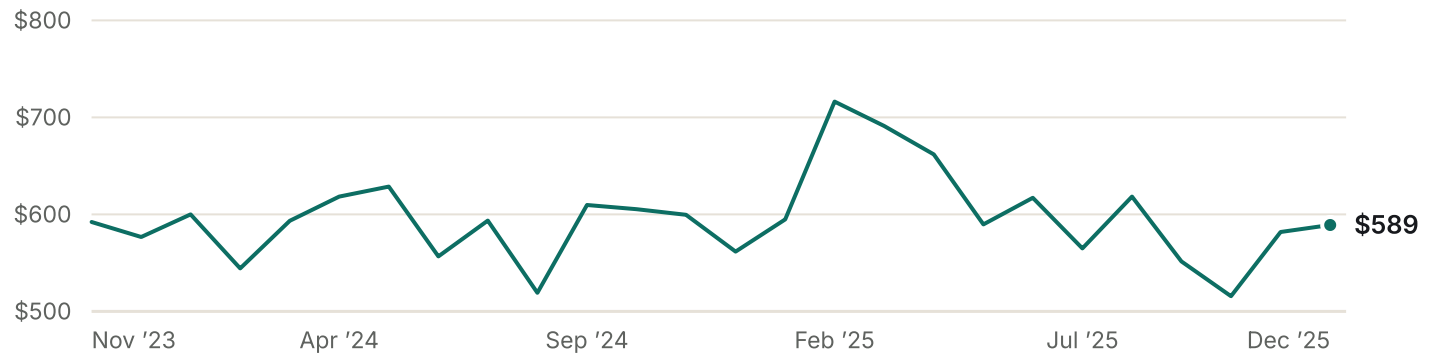


This data is free to cite and republish with attribution to Own.Miami (own.miami). Charts, embeds and raw data: <https://own.miami/data>  
Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through 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**  
[hello@own.miami](mailto:hello@own.miami)  
<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: \$8.03M at 321 Ocean Dr.

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.

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.

This data is free to cite and republish with attribution to Own.Miami (own.miami).