

The median condo sale price in Aventura rose 17.5% year over year to \$488K in January 2026.

Miami Condo Data · Aventura · January 2026

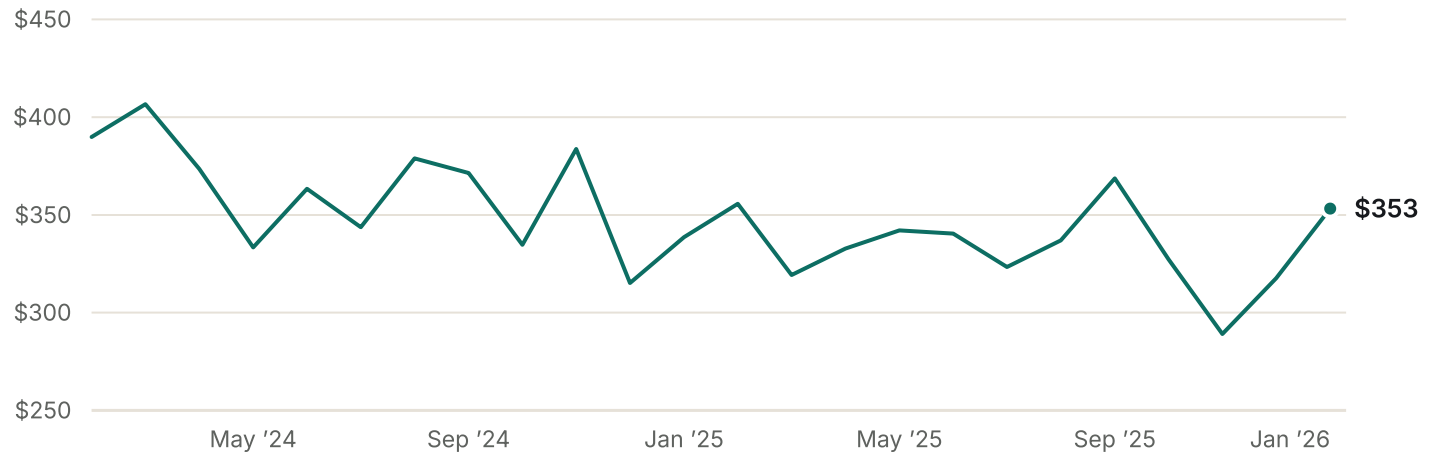
MIAMI, February 1, 2026: Buyers closed 48 condo sales worth \$31.5M in Aventura in January 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$31.5M	48	\$488K	\$353
-37.1% vs. December	-22.6% vs. December	+13.4% vs. December	+11.2% vs. December

KEY FINDINGS

- 1. \$31.5M in condo sales across 48 closings (-37.1% vs. December).
- 2. Median sale price \$488K (+13.4% vs. December); median \$353 per square foot.
- 3. 26 of 88 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

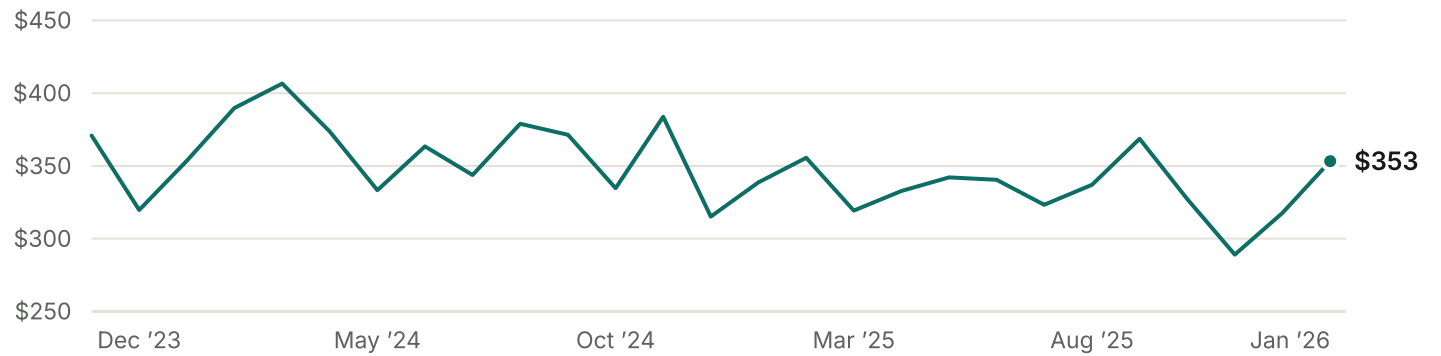


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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. Prive · Aventura	155	\$1,363
2. Bella Mare · Aventura	128	\$1,120
3. Porto Vita North Tower · Aventura	106	\$1,137
4. Towers of Porto Vita-South · Aventura	104	\$901
5. Echo Aventura · Aventura	100	\$753

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

ALSO IN THIS REPORT

- 26 of 88 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$2.6M at Echo Aventura.

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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