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The median condo price per square foot in Brickell fell 18% year over year to $581/sqft in January 2026.

Miami Condo Data · Brickell · January 2026

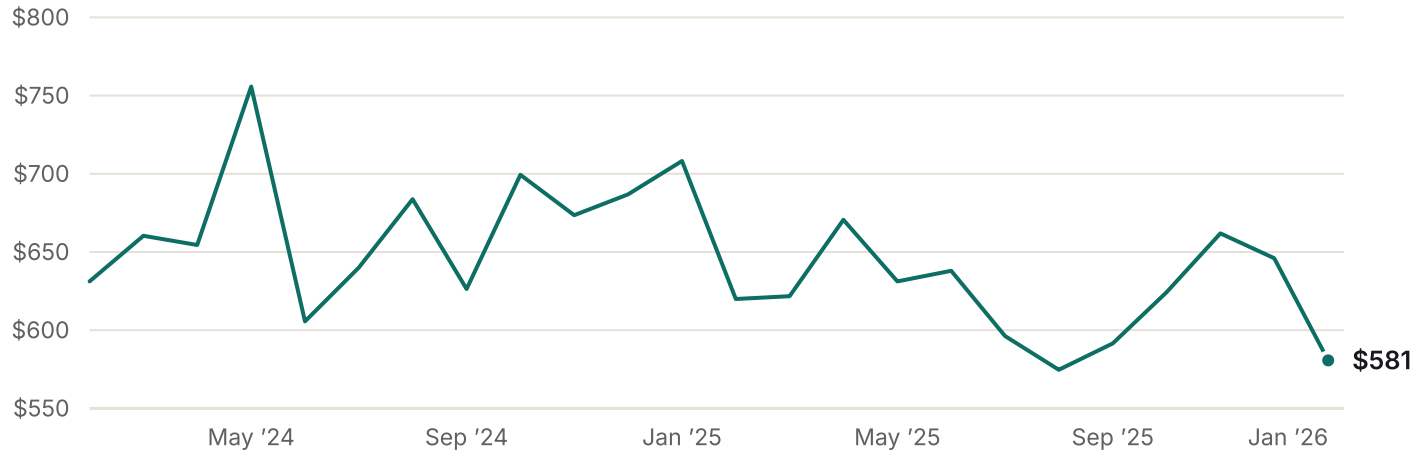
MIAMI, February 1, 2026: Buyers closed 60 condo sales worth $43.6M in Brickell in January 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$43.6M	60	$578K	$581
−36.3% vs. December	−34.1% vs. December	−5.3% vs. December	−10.1% vs. December

KEY FINDINGS

1. $43.6M in condo sales across 60 closings (−36.3% vs. December).
2. Median sale price $578K (−5.3% vs. December); median $581 per square foot.
3. 16 of 80 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

hello@own.miami

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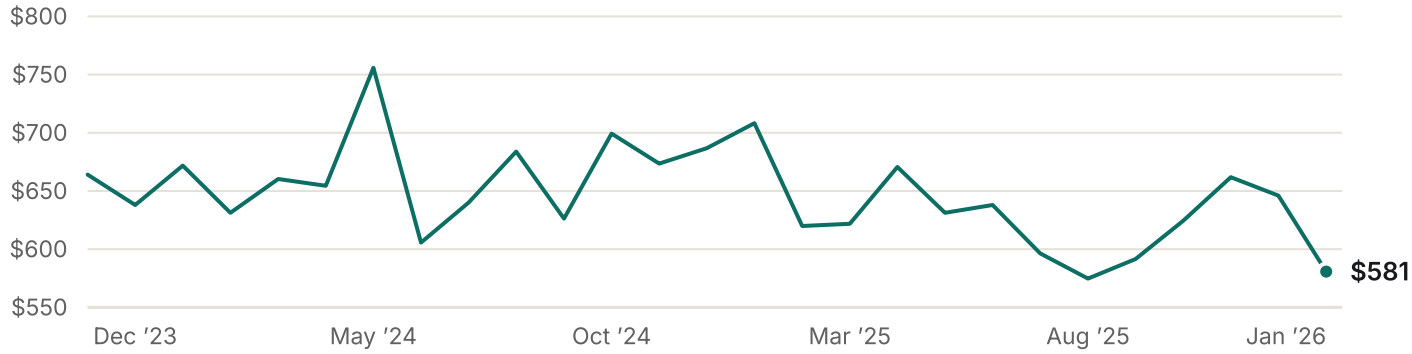

OWN.MIAMI CONDO INDEX

BUILDING	INDEX	$/SQ FT
1. Una Residences · Brickell	**255**	$1,949
2. 2200 Brickell · Brickell	**188**	$1,487
3. Four Seasons Residences Miami · Brickell	**186**	$1,463
4. Domus Brickell Park · Brickell	**166**	$1,279
5. Echo Brickell · Brickell	**163**	$1,227

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

ALSO IN THIS REPORT

- 16 of 80 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: $3.1M at Santa Maria.

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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