

Key Biscayne recorded 157 closed condo sales in the 12 months through January 2026, down 14.2% from the prior 12 months (183).

Miami Condo Data · Key Biscayne · January 2026

MIAMI, February 1, 2026: Buyers closed 16 condo sales worth \$24.1M in Key Biscayne in January 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$24.1M	16	\$1.19M	\$886
-27.9% vs. December	±0% vs. December	-3.5% vs. December	+6.9% vs. December

KEY FINDINGS

- 1. \$24.1M in condo sales across 16 closings (-27.9% vs. December).
- 2. Median sale price \$1.19M (-3.5% vs. December); median \$886 per square foot.
- 3. 16 of 54 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

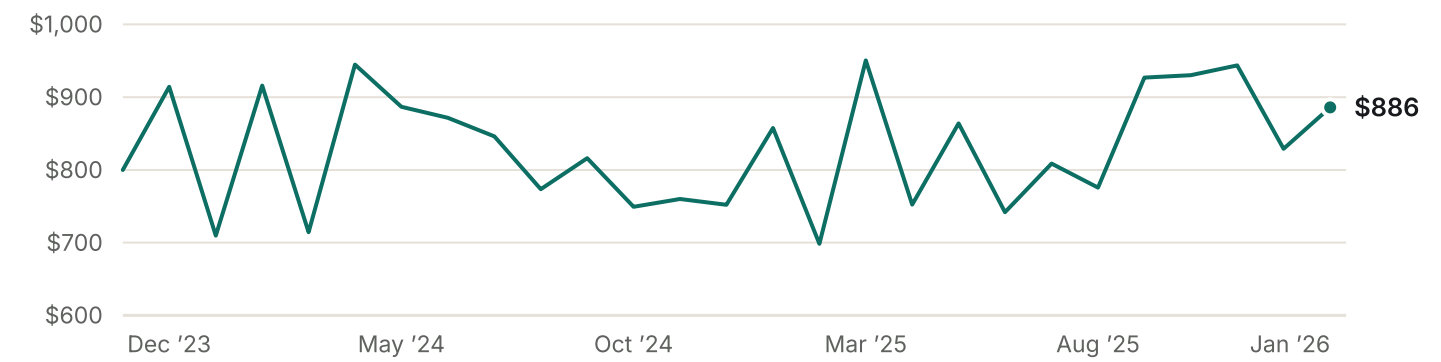


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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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MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

BUILDING	INDEX	\$/SQ FT
1. Oceana Key Biscayne · Key Biscayne	281	\$2,200
2. The Ritz-Carlton Key Biscayne · Key Biscayne	233	\$2,593
3. Ocean Club – Ocean Tower Two · Key Biscayne	206	\$1,372
4. Ocean Club – Club Tower Three · Key Biscayne	182	\$1,285
5. Grand Bay Tower · Key Biscayne	180	\$1,539

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

ALSO IN THIS REPORT

- 16 of 54 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$3.8M at Ocean Club – Ocean Tower One.

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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