FOR IMMEDIATE RELEASE

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The median condo sale price in Mid-Beach & North Beach fell to $375K in January 2026, the lowest in 27 months of own.miami data.

Miami Condo Data · Mid-Beach & North Beach · January 2026

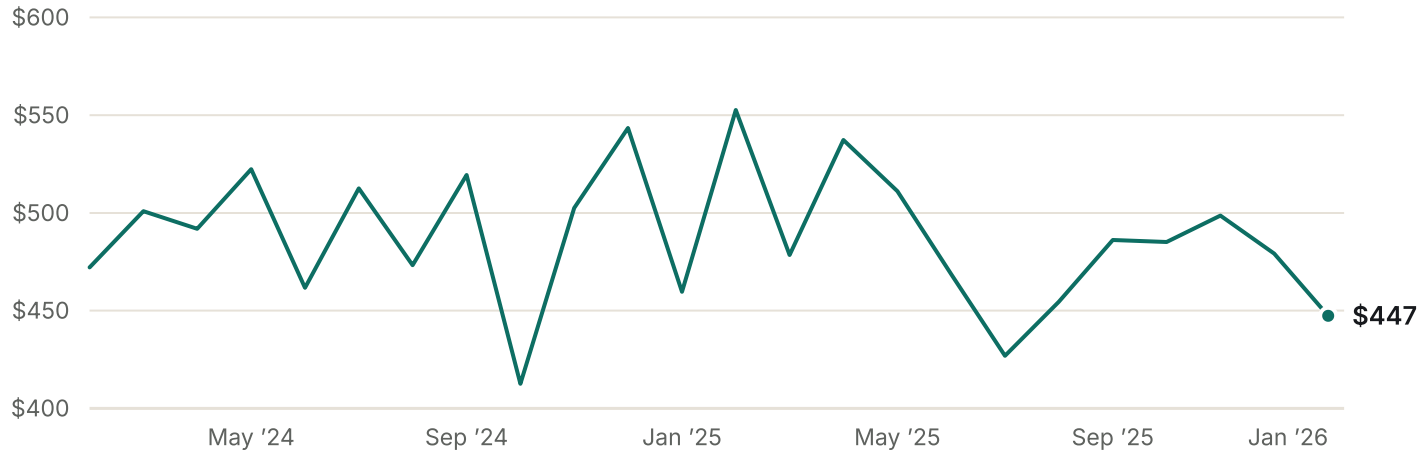
MIAMI, February 1, 2026: Buyers closed 53 condo sales worth $41.1M in Mid-Beach & North Beach in January 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$41.1M	**53**	**$375K**	**$447**
−19% vs. December	−11.7% vs. December	−21.5% vs. December	−6.6% vs. December

KEY FINDINGS

1. $41.1M in condo sales across 53 closings (−19% vs. December).
2. Median sale price $375K (−21.5% vs. December); median $447 per square foot.
3. 18 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.

Media contact

hello@own.miami

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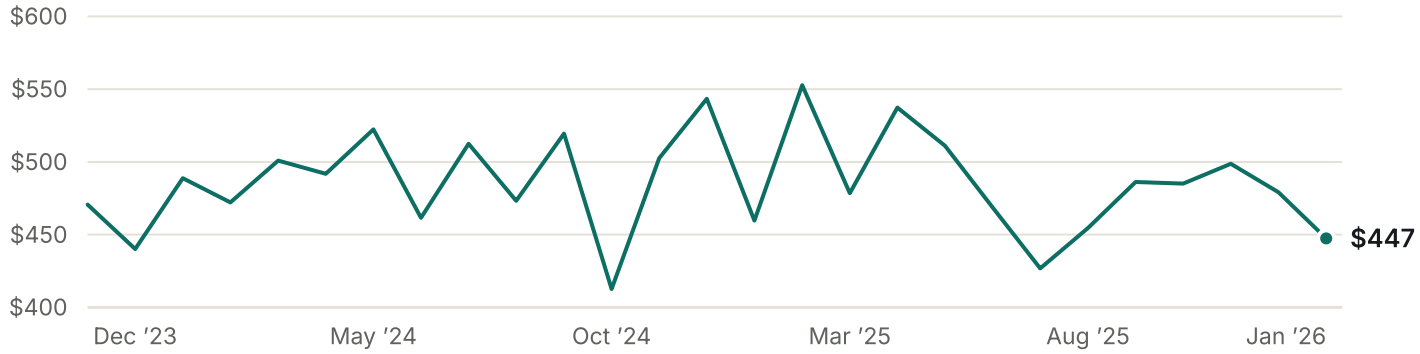

OWN.MIAMI CONDO INDEX

BUILDING	INDEX	$/SQ FT
1. Eighty Seven Park · Mid-Beach & North Beach	**305**	$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	**227**	$1,755
5. 57 Ocean · Mid-Beach & North Beach	**226**	$2,466

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

ALSO IN THIS REPORT

- 18 of 95 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: $7.07M at Faena House.

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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