

The number of closed condo sales in Midtown has risen year over year for 3 consecutive months, reaching 6 in January 2026 (+20% vs. a year earlier).

Miami Condo Data · Midtown · January 2026

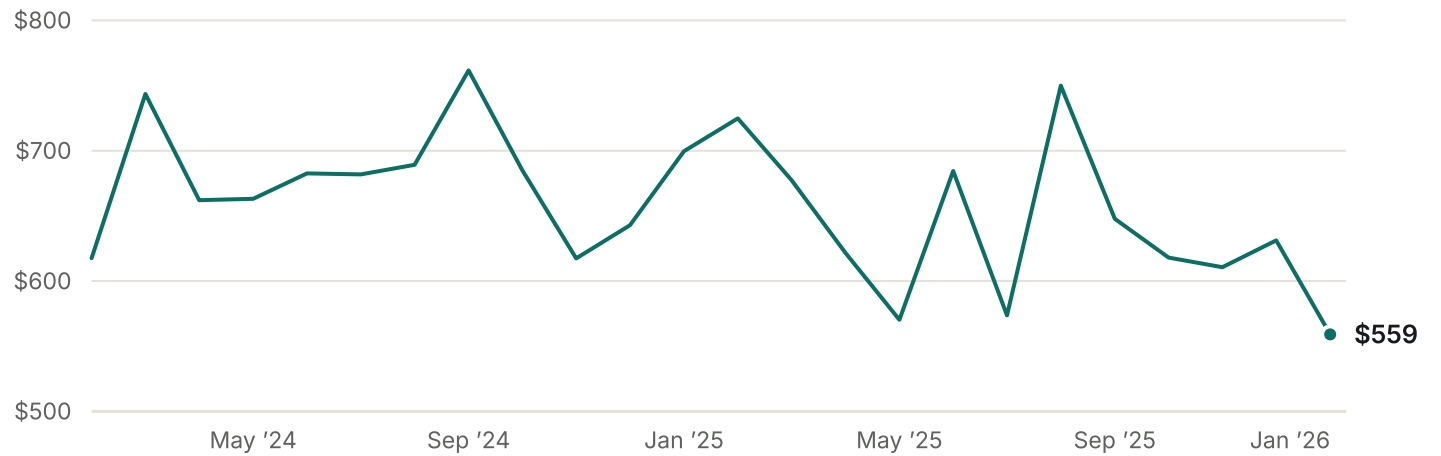
MIAMI, February 1, 2026: Buyers closed 6 condo sales worth \$3.4M in Midtown in January 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$3.4M	6	\$538K	\$559
-0.4% vs. December	+50% vs. December	-3.6% vs. December	-11.4% vs. December

KEY FINDINGS

- 1. \$3.4M in condo sales across 6 closings (-0.4% vs. December).
- 2. Median sale price \$538K (-3.6% vs. December); median \$559 per square foot.
- 3. 0 of 9 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

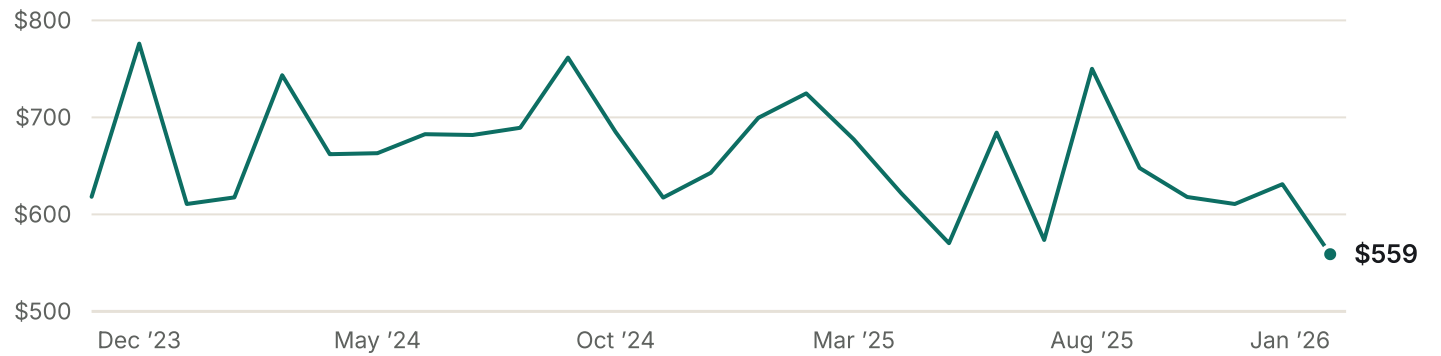


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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. NoMad Residences Wynwood · Midtown	160	\$1,190
2. The Standard Residences Midtown · Midtown	158	\$1,156
3. One Bay · Midtown	110	\$805
4. Hyde Midtown · Midtown	108	\$766
5. Quadro · Midtown	107	\$764

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

ALSO IN THIS REPORT

- Top sale of the month: \$850K at Four Midtown.

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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