

The median condo price per square foot in Sunny Isles Beach fell to \$356/sqft in January 2026, the lowest in 27 months of own.miami data.

Miami Condo Data · Sunny Isles Beach · January 2026

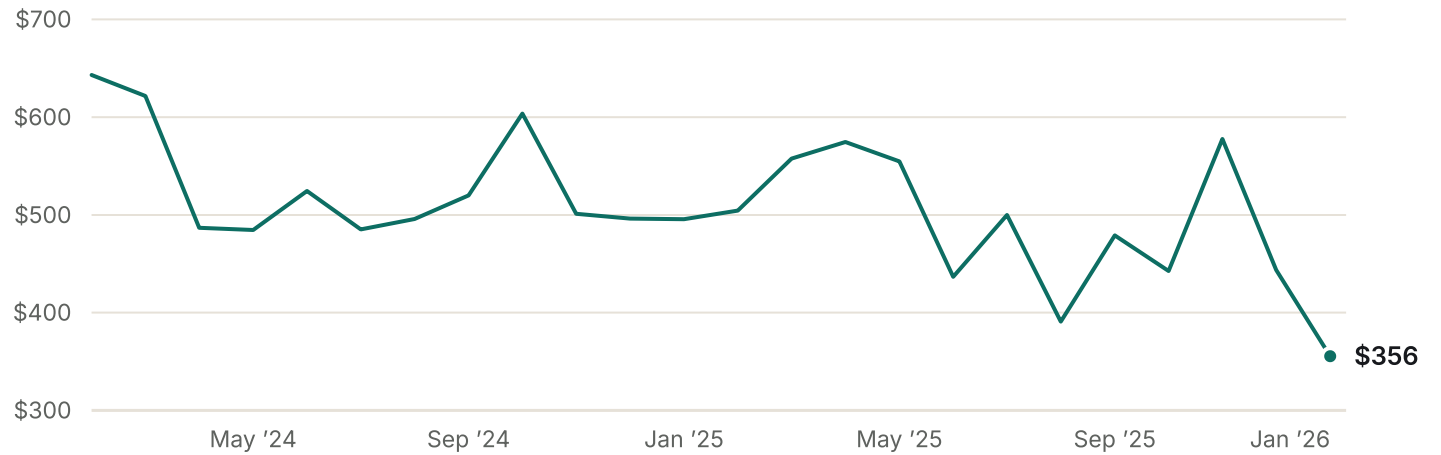
MIAMI, February 1, 2026: Buyers closed 44 condo sales worth \$45.7M in Sunny Isles Beach in January 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$45.7M	44	\$383K	\$356
-54.7% vs. December	-40.5% vs. December	-14.7% vs. December	-19.9% vs. December

KEY FINDINGS

- 1. \$45.7M in condo sales across 44 closings (-54.7% vs. December).
- 2. Median sale price \$383K (-14.7% vs. December); median \$356 per square foot.
- 3. 23 of 82 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

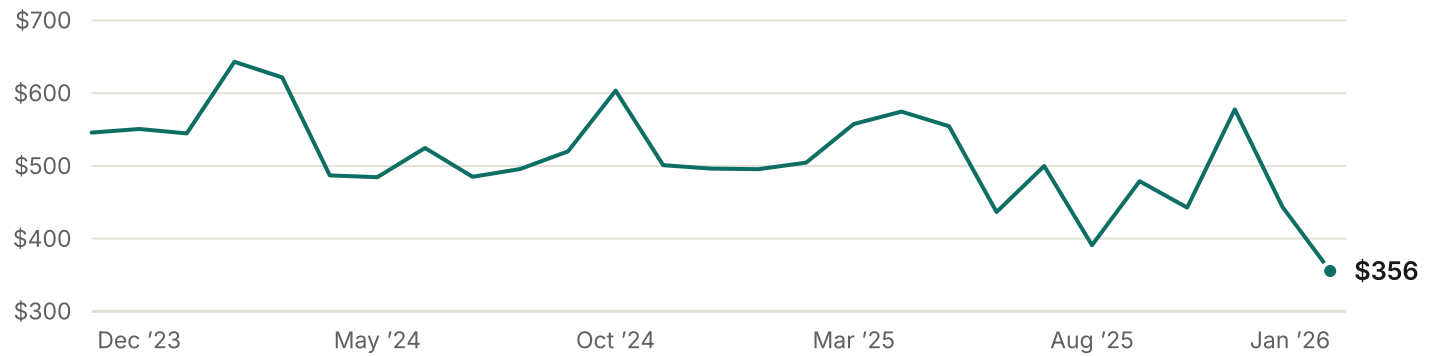


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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
<https://own.miami/data>

MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

BUILDING	INDEX	\$/SQ FT
1. The Estates at Acqualina – Via Acqualina · Sunny Isles Beach	274	\$2,410
2. The Ritz-Carlton Residences · Sunny Isles Beach	274	\$2,407
3. Turnberry Ocean Club · Sunny Isles Beach	267	\$2,306
4. The Estates at Acqualina – Casa Acqualina · Sunny Isles Beach	259	\$2,400
5. The Residences by Armani/Casa · Sunny Isles Beach	249	\$1,938

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

ALSO IN THIS REPORT

- 23 of 82 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$7M at The Estates at Acqualina – Via Acqualina.

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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