

The median condo price per square foot in Brickell fell to \$559/sqft in February 2026, the lowest in 28 months of own.miami data.

Miami Condo Data · Brickell · February 2026

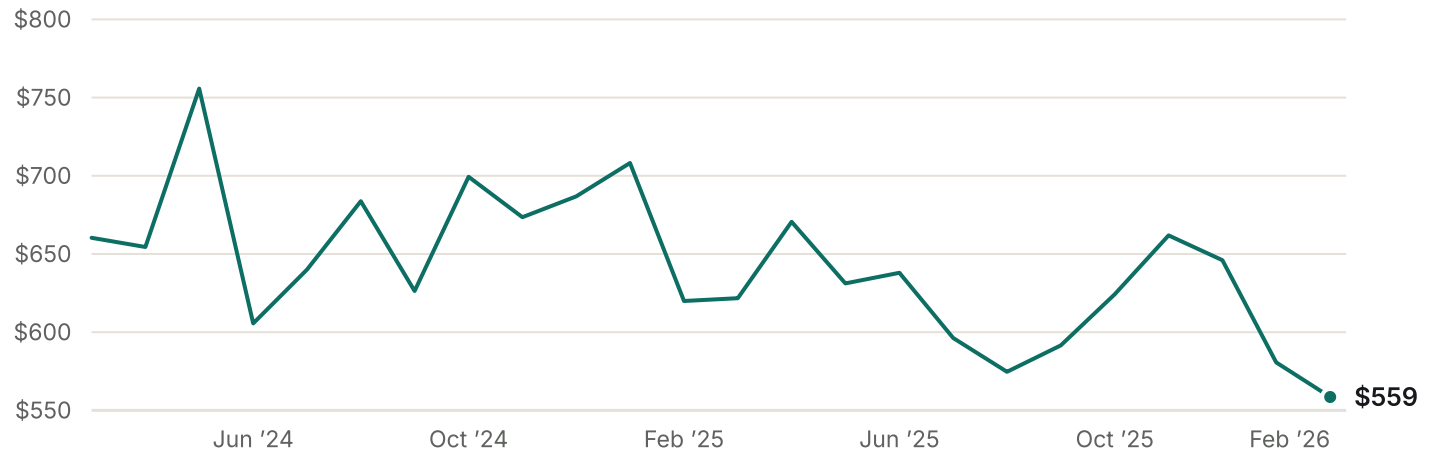
MIAMI, March 1, 2026: Buyers closed 50 condo sales worth \$38.7M in Brickell in February 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$38.7M	50	\$615K	\$559
-11.1% vs. January	-16.7% vs. January	+6.5% vs. January	-3.8% vs. January

KEY FINDINGS

- 1. \$38.7M in condo sales across 50 closings (-11.1% vs. January).
- 2. Median sale price \$615K (+6.5% vs. January); median \$559 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.

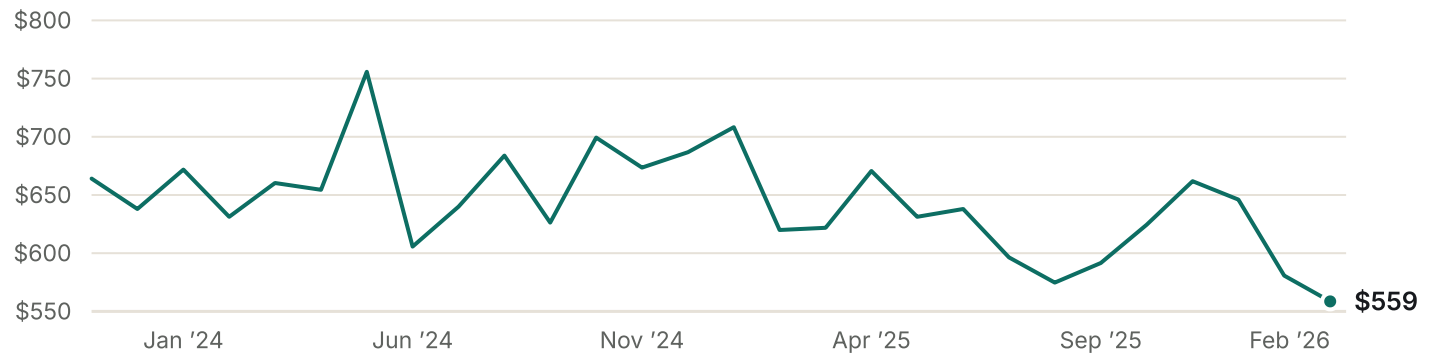
About own.miami

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

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<https://own.miami/data>

MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

BUILDING	INDEX	\$/SQ FT
1. Una Residences · Brickell	254	\$1,949
2. 2200 Brickell · Brickell	187	\$1,487
3. Four Seasons Residences Miami · Brickell	185	\$1,463
4. Domus Brickell Park · Brickell	166	\$1,279
5. Echo Brickell · Brickell	163	\$1,227

100 = the median Miami building (\$716/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: \$4.05M at Jade Brickell.

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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