

Vita At Grove Isle (Coconut Grove) recorded the priciest Coconut Grove condo sale since February 2025: \$19.8M in February 2026.

Miami Condo Data · Coconut Grove · February 2026

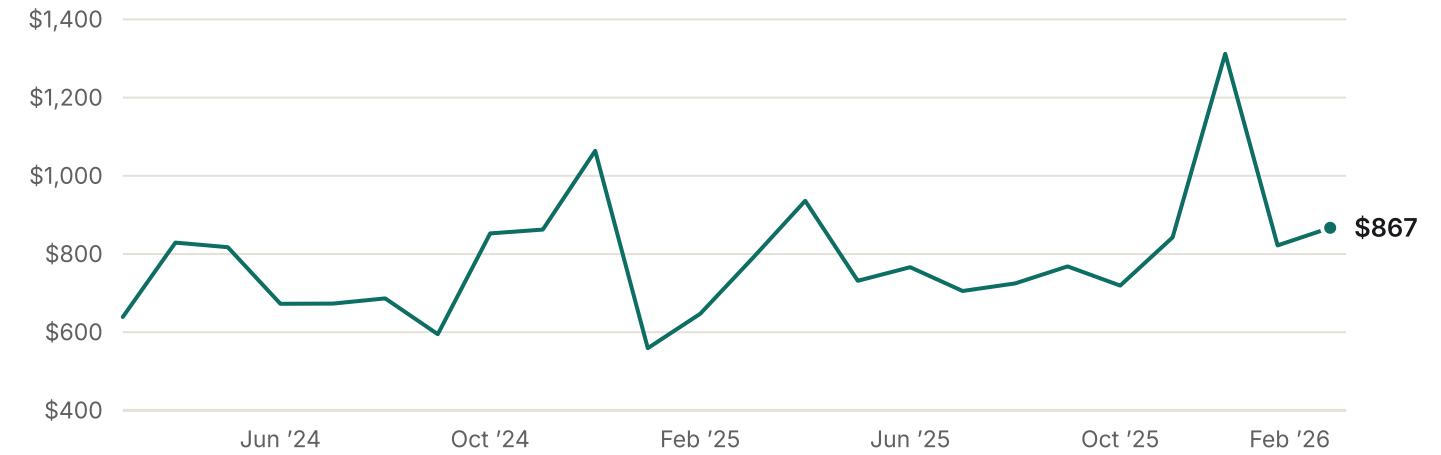
MIAMI, March 1, 2026: Buyers closed 26 condo sales worth \$71.1M in Coconut Grove in February 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$71.1M	26	\$1.29M	\$867
+75.9% vs. January	+18.2% vs. January	+27.5% vs. January	+5.5% vs. January

KEY FINDINGS

- 1. \$71.1M in condo sales across 26 closings (+75.9% vs. January).
- 2. Median sale price \$1.29M (+27.5% vs. January); median \$867 per square foot.
- 3. 9 of 50 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

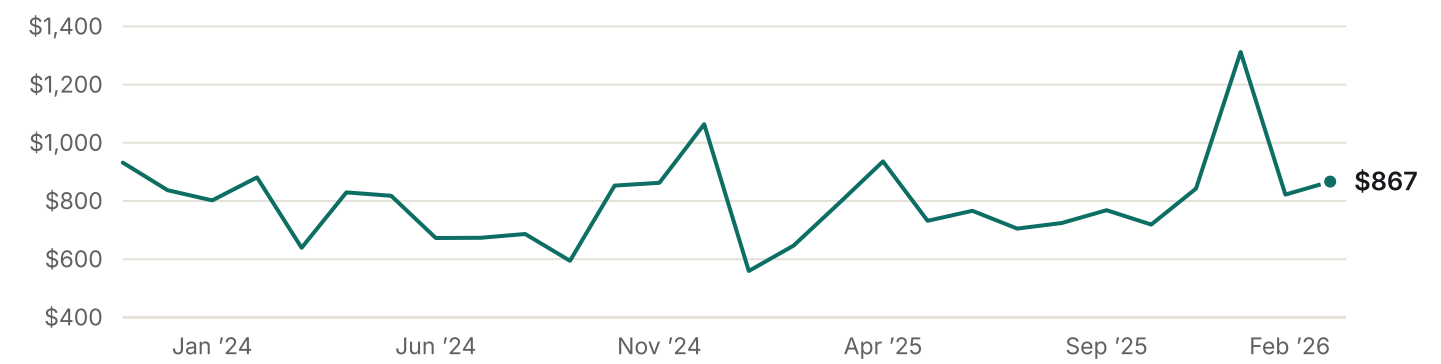


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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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<https://own.miami/data>

MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

BUILDING	INDEX	\$/SQ FT
1. Vita At Grove Isle · Coconut Grove	327	\$2,614
2. Two Park Grove · Coconut Grove	274	\$2,376
3. One Park Grove · Coconut Grove	262	\$2,686
4. Mr. C · Coconut Grove	248	\$1,882
5. Club Residences at Park Grove · Coconut Grove	245	\$2,197

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

ALSO IN THIS REPORT

- 9 of 50 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$19.8M at Vita At Grove Isle.

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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