FOR IMMEDIATE RELEASE

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The median condo price per square foot in Sunny Isles Beach fell 20.5% year over year to $401/sqft in February 2026.

Miami Condo Data · Sunny Isles Beach · February 2026

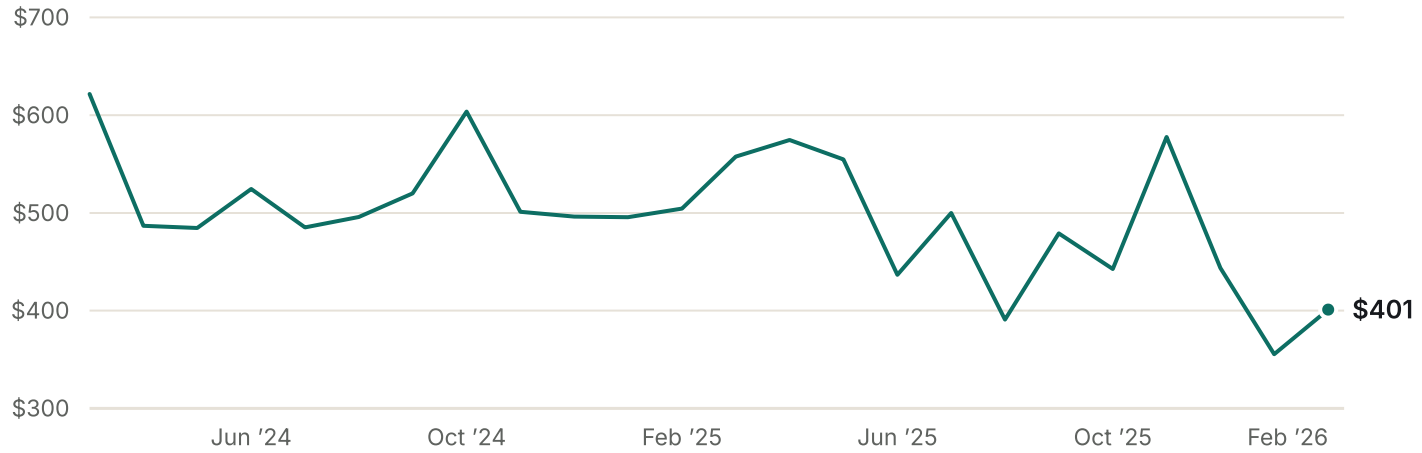
MIAMI, March 1, 2026: Buyers closed 87 condo sales worth $114M in Sunny Isles Beach in February 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$114M	87	$450K	$401
+148.8% vs. January	+97.7% vs. January	+17.6% vs. January	+12.8% vs. January

KEY FINDINGS

1. $114M in condo sales across 87 closings (+148.8% vs. January).
2. Median sale price $450K (+17.6% vs. January); median $401 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

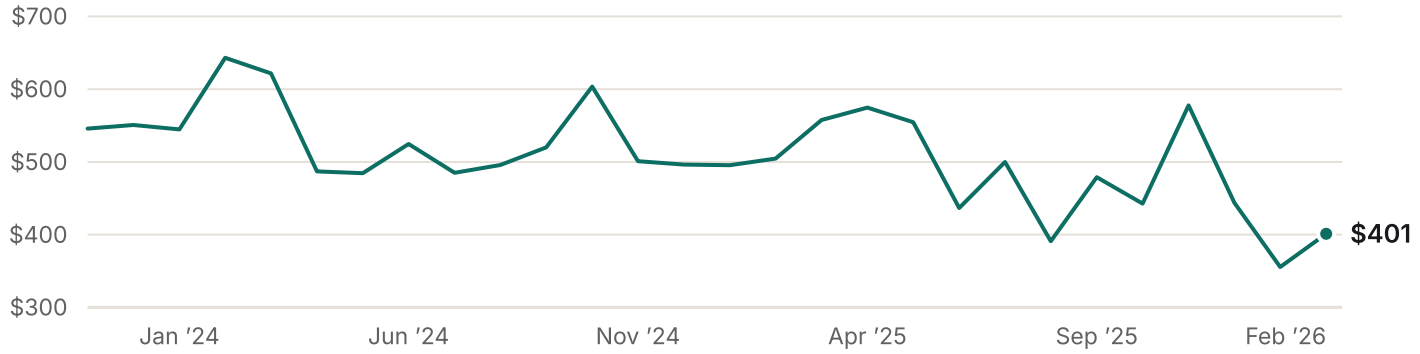
own.miami is a Miami condo research and search site. Its free Data Room publishes monthly, citable market figures built from MLS closed-sale records and public building records.

Media contact

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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: $19.9M at Regalia.

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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