

# The median time to sell a condo in Downtown rose 64.9% year over year to 94 days in March 2026.

Miami Condo Data · Downtown · March 2026

MIAMI, April 1, 2026: Buyers closed 34 condo sales worth \$30.1M in Downtown in March 2026, according to the monthly own.miami Data Room report.

| CONDO SALES VOLUME | CLOSED SALES        | MEDIAN SALE PRICE  | MEDIAN PRICE / SQ FT |
|--------------------|---------------------|--------------------|----------------------|
| <b>\$30.1M</b>     | <b>34</b>           | <b>\$638K</b>      | <b>\$612</b>         |
| -0.2% vs. February | +30.8% vs. February | +8.5% vs. February | -5.4% vs. February   |

KEY FINDINGS

- 1. \$30.1M in condo sales across 34 closings (-0.2% vs. February).
- 2. Median sale price \$638K (+8.5% vs. February); median \$612 per square foot.
- 3. 0 of 28 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

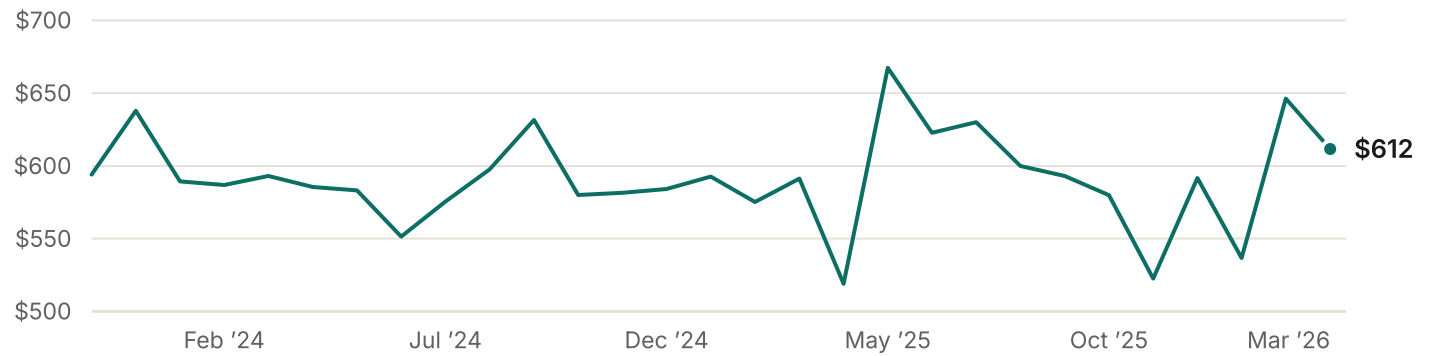


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

**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. Aston Martin Residences · Downtown    | 217   | \$1,663  |
| 2. E11EVEN Hotel & Residences · Downtown | 200   | \$1,462  |
| 3. One Thousand Museum · Downtown        | 196   | \$1,562  |
| 4. The Elser · Downtown                  | 185   | \$1,398  |
| 5. Casa Bella Residences · Downtown      | 176   | \$1,287  |

100 = the median Miami building (\$713/sqft) · 200 = twice its price per sq ft

ALSO IN THIS REPORT

- Top sale of the month: \$2.65M at Aston Martin Residences.

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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