

The number of closed condo sales in South Beach hit 122 in April 2026, the highest in 30 months of own.miami data.

Miami Condo Data · South Beach · April 2026

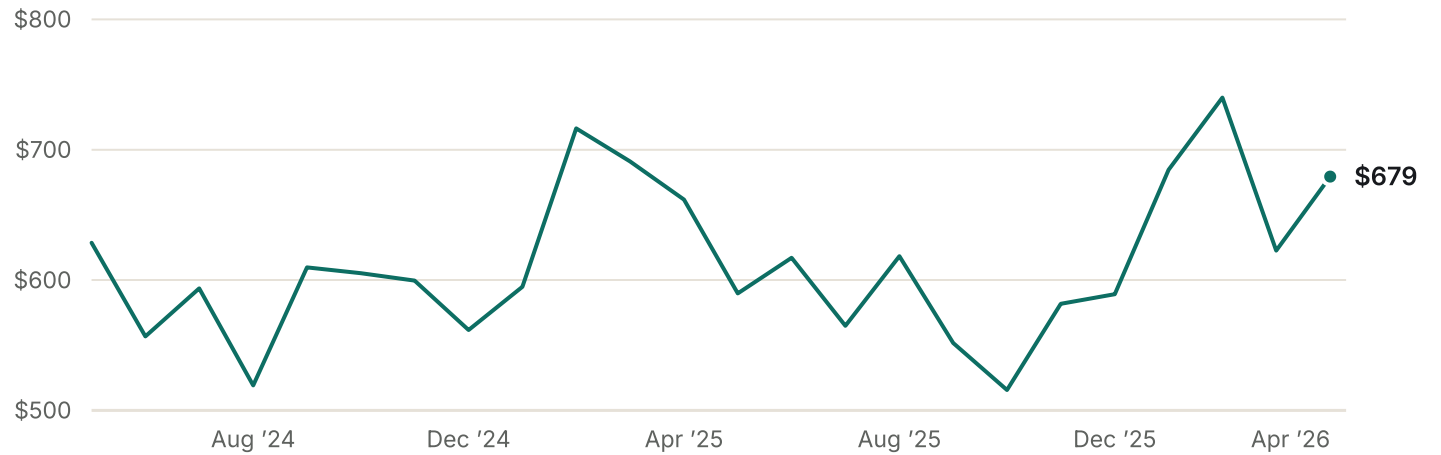
MIAMI, May 1, 2026: Buyers closed 122 condo sales worth \$152M in South Beach in April 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$152M	122	\$611K	\$679
+18.7% vs. March	+16.2% vs. March	+31.3% vs. March	+9.1% vs. March

KEY FINDINGS

- 1. \$152M in condo sales across 122 closings (+18.7% vs. March).
- 2. Median sale price \$611K (+31.3% vs. March); median \$679 per square foot.
- 3. 26 of 137 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

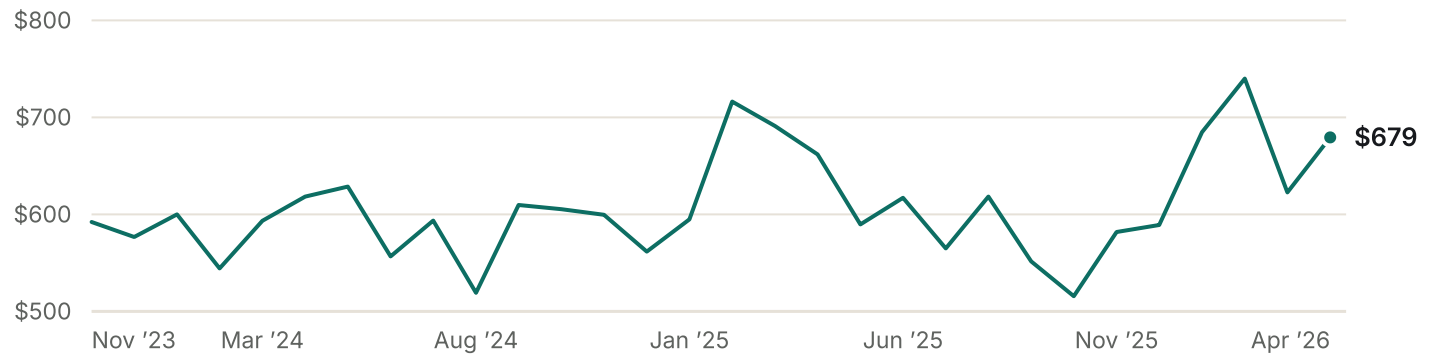


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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. Continuum On South Beach · South Beach	436	\$3,921
2. 1 Hotel & Homes South Beach · South Beach	368	\$3,131
3. The Setai · South Beach	361	\$3,321
4. W South Beach · South Beach	286	\$2,914
5. Five Park · South Beach	274	\$2,257

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

ALSO IN THIS REPORT

- 26 of 137 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$12.5M at Apogee.

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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