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Condo sales volume in Downtown fell 49.2% year over year to $31.41M in May 2026.

Miami Condo Data · Downtown · May 2026

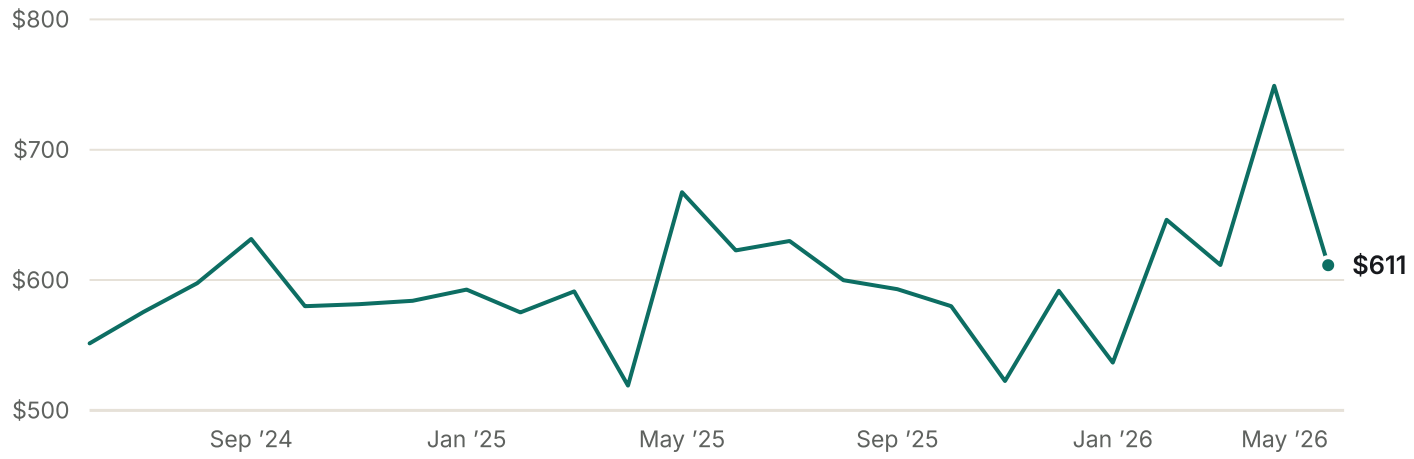
MIAMI, June 1, 2026: Buyers closed 37 condo sales worth $31.4M in Downtown in May 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$31.4M	37	$540K	$611
+14.3% vs. April	+8.8% vs. April	+9.1% vs. April	−18.4% vs. April

KEY FINDINGS

1. $31.4M in condo sales across 37 closings (+14.3% vs. April).
2. Median sale price $540K (+9.1% vs. April); median $611 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.

Media contact

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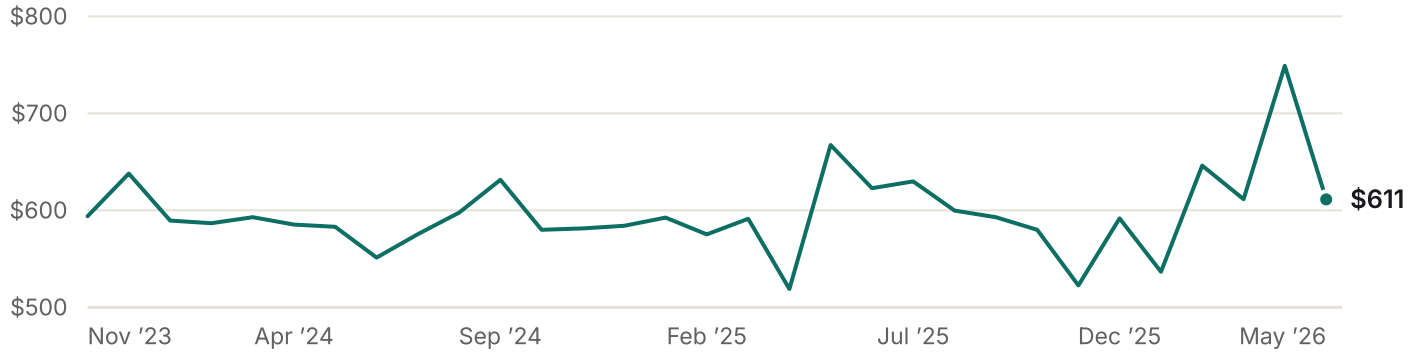
MEDIAN CONDO PRICE PER SQUARE FOOT



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: $4.39M 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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