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# The number of closed condo sales in Downtown rose 35.7% year over year to 38 in June 2026.

Miami Condo Data · Downtown · June 2026

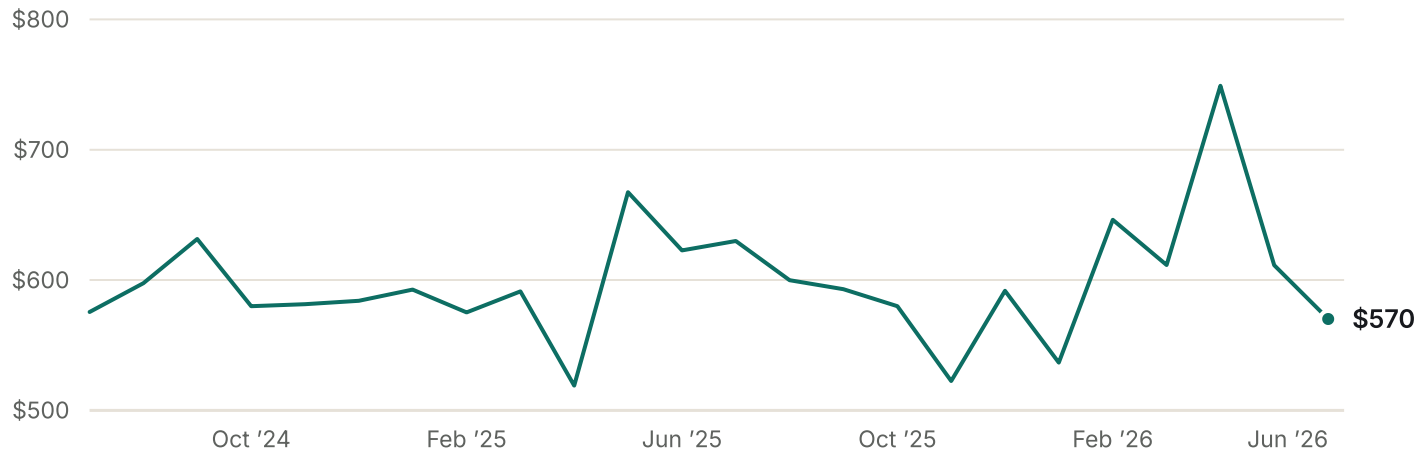
MIAMI, July 1, 2026: Buyers closed 38 condo sales worth $27.8M in Downtown in June 2026, according to the monthly own.miami Data Room report.

| CONDO SALES VOLUME | CLOSED SALES | MEDIAN SALE PRICE | MEDIAN PRICE / SQ FT |
|---|---|---|---|
| $27.8M | 38 | $600K | $570 |
| −11.3% vs. May | +2.7% vs. May | +11.1% vs. May | −6.8% vs. May |

## KEY FINDINGS

1. $27.8M in condo sales across 38 closings (−11.3% vs. May).
2. Median sale price $600K (+11.1% vs. May); median $570 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**

hello@own.miami

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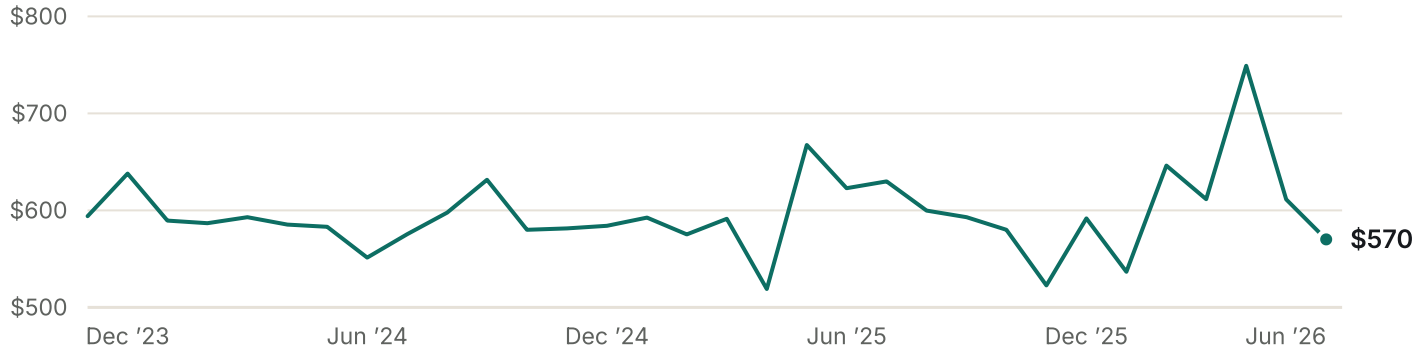
## MEDIAN CONDO PRICE PER SQUARE FOOT




## 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: $4.65M 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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