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MEDIA CONTACT: HELLO@OWN.MIAMI

Fisher Island condo prices rose 11.4% in July as sales volume fell 44.3%

Miami Condo Data · Fisher Island · July 2026

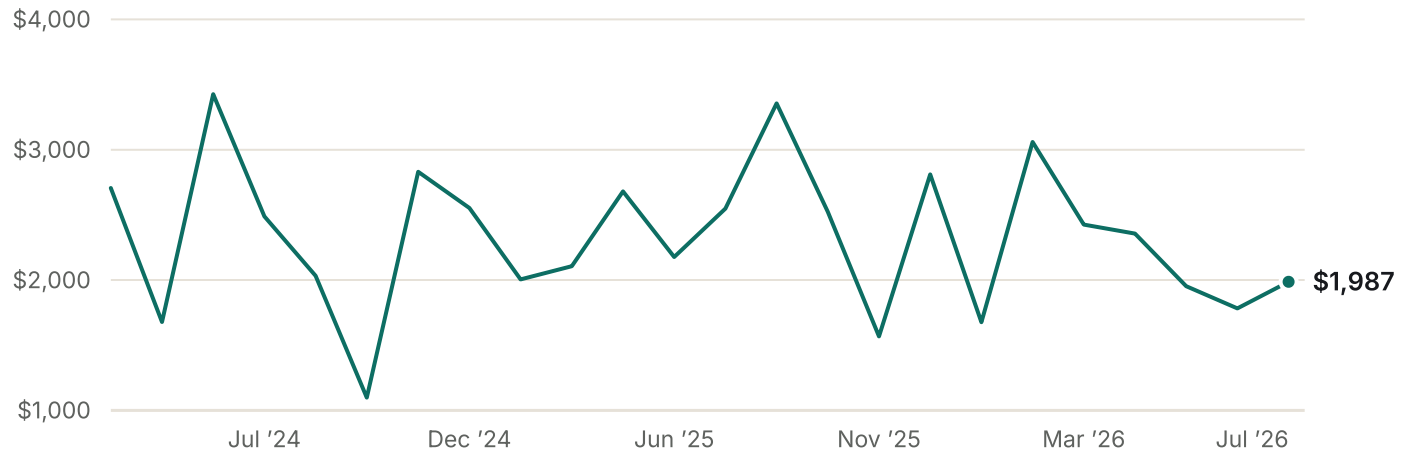
MIAMI, August 1, 2026: Buyers closed 1 condo sales worth $3.8M in Fisher Island in July 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$3.8M	1	$3.8M	$1,987
−44.3% vs. June	−50% vs. June	+11.4% vs. June	+11.4% vs. June

KEY FINDINGS

1. $3.8M in condo sales across 1 closings (−44.3% vs. June).
2. Median sale price $3.8M (+11.4% vs. June); median $1,987 per square foot.
3. 4 of 14 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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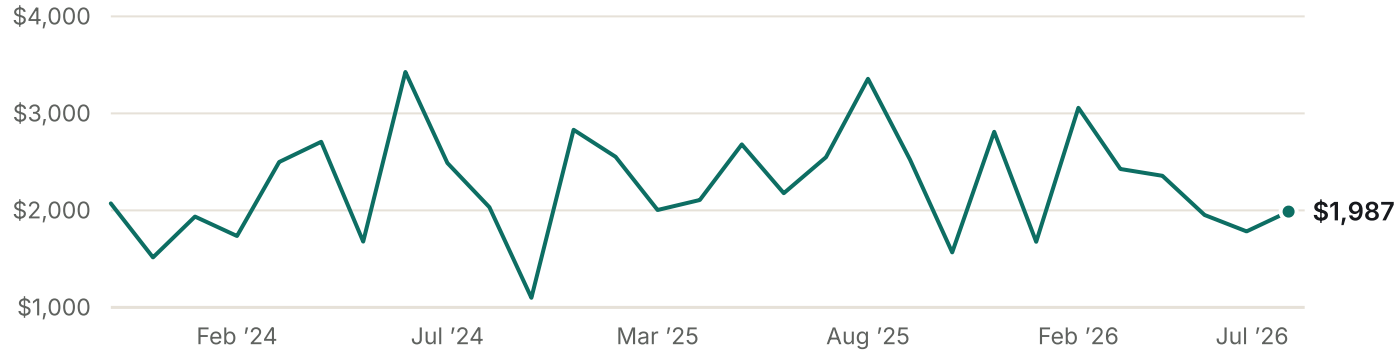

OWN.MIAMI CONDO INDEX

BUILDING	INDEX	$/SQ FT
1. Palazzo della Luna · Fisher Island	**492**	$3,989
2. Palazzo del Sol · Fisher Island	**487**	$3,689
3. Oceanside at Fisher Island · Fisher Island	**423**	$2,971
4. Bayview at Fisher Island 4900 · Fisher Island	**390**	$2,900
5. Bayview at Fisher Island 5100 · Fisher Island	**373**	$2,689

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

ALSO IN THIS REPORT

- 4 of 14 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: $3.8M at Bayside Village.

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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