

The median condo price per square foot in Bal Harbour & Surfside fell to \$607/sqft in August 2026, the lowest since May 2024.

Miami Condo Data · Bal Harbour & Surfside · August 2026

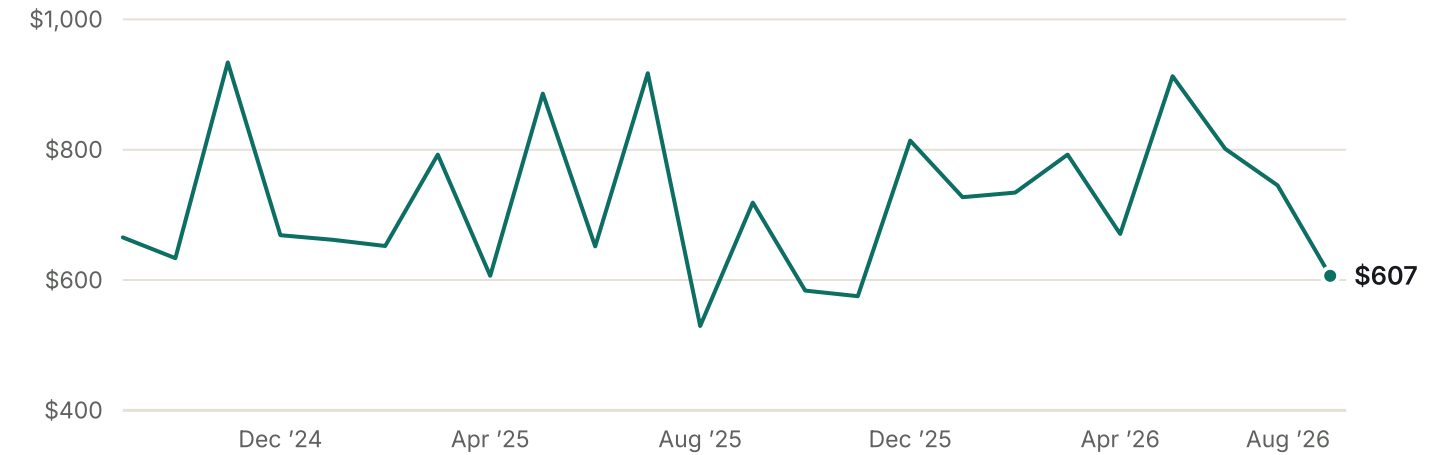
MIAMI, September 1, 2026: Buyers closed 29 condo sales worth \$70M in Bal Harbour & Surfside in August 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$70M	29	\$912K	\$607
+11% vs. July	+3.6% vs. July	-1.9% vs. July	-18.6% vs. July

KEY FINDINGS

- 1. \$70M in condo sales across 29 closings (+11% vs. July).
- 2. Median sale price \$912K (-1.9% vs. July); median \$607 per square foot.
- 3. 13 of 82 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

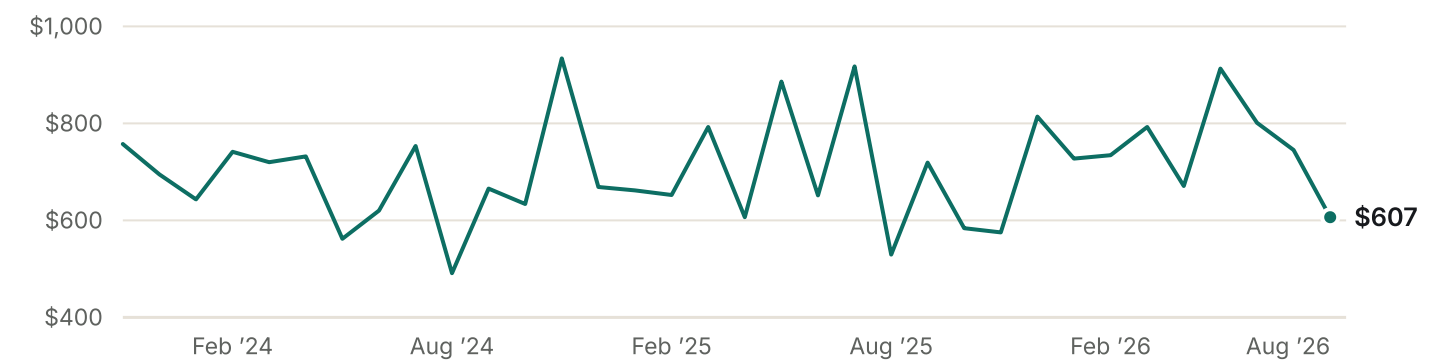


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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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<https://own.miami/data>

MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

BUILDING	INDEX	\$/SQ FT
1. The Surf Club · Bal Harbour & Surfside	493	\$3,931
2. Oceana Bal Harbour · Bal Harbour & Surfside	325	\$2,443
3. Altos del Mar 5 · Bal Harbour & Surfside	303	\$3,753
4. St. Regis Bal Harbour Center Tower · Bal Harbour & Surfside	285	\$2,900
5. St. Regis Bal Harbour North Tower · Bal Harbour & Surfside	259	\$2,514

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

ALSO IN THIS REPORT

- 13 of 82 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$30.3M at The Surf Club.

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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