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Key Biscayne condo sales totaled $335.86M in the 12 months through August 2026, up 26% from the prior 12 months ($266.57M).

Miami Condo Data · Key Biscayne · August 2026

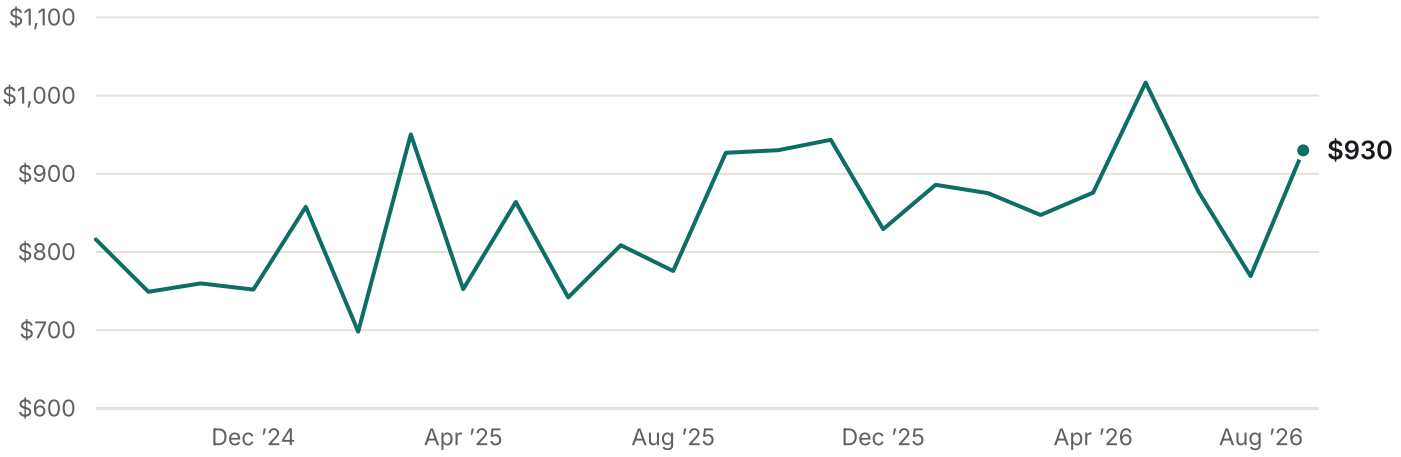
MIAMI, September 1, 2026: Buyers closed 18 condo sales worth $30.5M in Key Biscayne in August 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$30.5M	18	$1.49M	$930
−13% vs. July	−18.2% vs. July	+29% vs. July	+20.9% vs. July

KEY FINDINGS

1. $30.5M in condo sales across 18 closings (−13% vs. July).
2. Median sale price $1.49M (+29% vs. July); median $930 per square foot.
3. 16 of 54 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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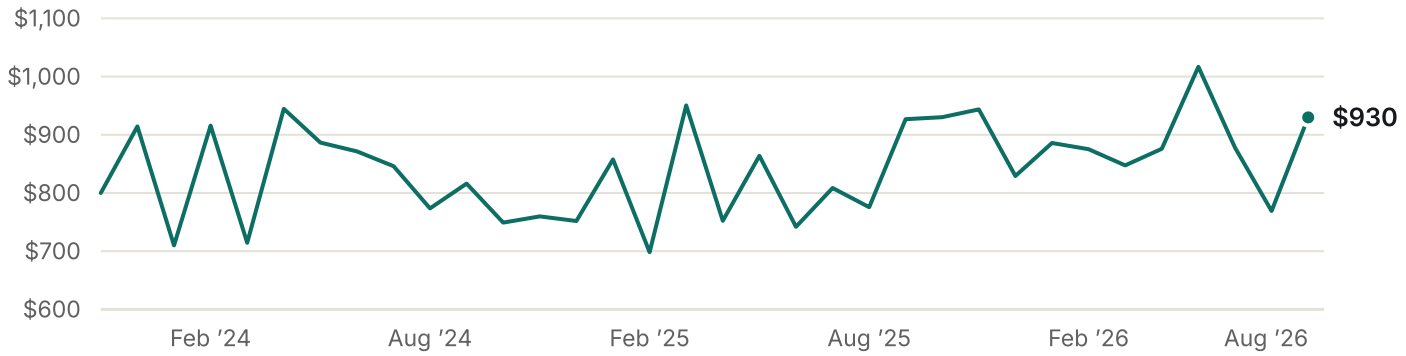
MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

BUILDING	INDEX	$/SQ FT
1. Oceana Key Biscayne · Key Biscayne	**281**	$2,200
2. The Ritz-Carlton Key Biscayne · Key Biscayne	**233**	$2,593
3. Ocean Club – Ocean Tower Two · Key Biscayne	**206**	$1,372
4. Ocean Club – Club Tower Three · Key Biscayne	**182**	$1,285
5. Grand Bay Tower · Key Biscayne	**180**	$1,539

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

ALSO IN THIS REPORT

- 16 of 54 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: $3.98M at Ocean Club – Club Tower Three.

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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