

# The median condo sale price in Mid-Beach & North Beach rose 23% year over year to \$529K in August 2026.

Miami Condo Data · Mid-Beach & North Beach · August 2026

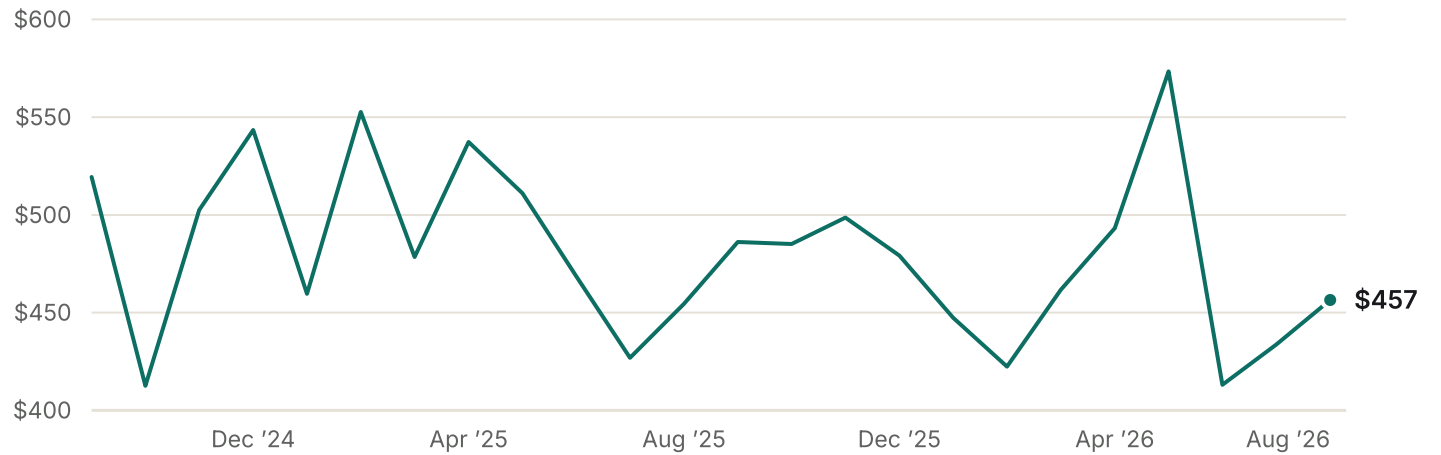
MIAMI, September 1, 2026: Buyers closed 55 condo sales worth \$46.8M in Mid-Beach & North Beach in August 2026, according to the monthly own.miami Data Room report.

| CONDO SALES VOLUME | CLOSED SALES    | MEDIAN SALE PRICE | MEDIAN PRICE / SQ FT |
|--------------------|-----------------|-------------------|----------------------|
| \$46.8M            | 55              | \$529K            | \$457                |
| -7.5% vs. July     | -20.3% vs. July | +32.3% vs. July   | +5.3% vs. July       |

KEY FINDINGS

- 1. \$46.8M in condo sales across 55 closings (-7.5% vs. July).
- 2. Median sale price \$529K (+32.3% vs. July); median \$457 per square foot.
- 3. 18 of 95 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.

MEDIAN CONDO PRICE PER SQUARE FOOT

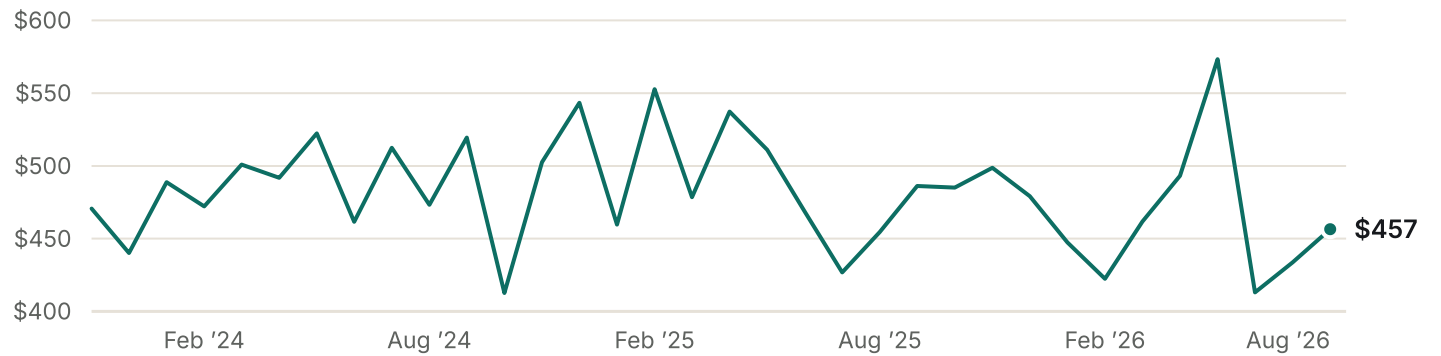


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

**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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MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

| BUILDING                                            | INDEX | \$/SQ FT |
|-----------------------------------------------------|-------|----------|
| 1. Eighty Seven Park · Mid-Beach & North Beach      | 305   | \$2,912  |
| 2. Faena House · Mid-Beach & North Beach            | 265   | \$3,508  |
| 3. 72 Park · Mid-Beach & North Beach                | 232   | \$1,849  |
| 4. Fontainebleau Sorrento · Mid-Beach & North Beach | 227   | \$1,755  |
| 5. 57 Ocean · Mid-Beach & North Beach               | 226   | \$2,466  |

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

ALSO IN THIS REPORT

- 18 of 95 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$13.6M at 57 Ocean.

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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