

Sunny Isles Beach overtook South Beach in condo sales volume in September 2026 (\$108.34M vs. \$93.1M) for the first time since February 2026.

Miami Condo Data · September 2026

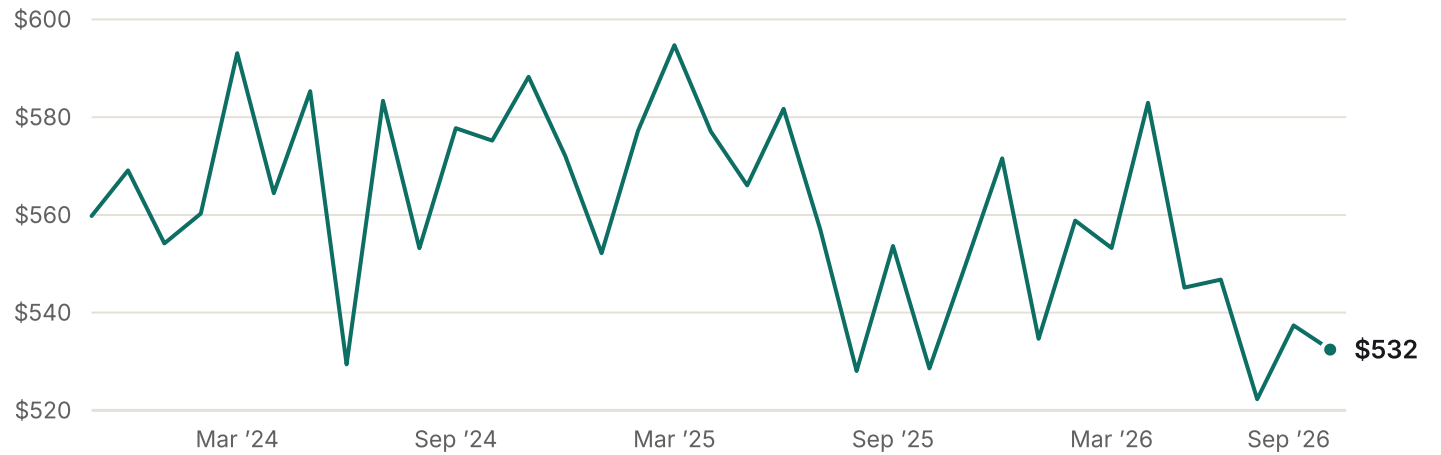
MIAMI, October 1, 2026: Buyers closed 447 condo sales worth \$550M in September 2026 across the 12 Miami neighborhoods tracked by own.miami, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$550M	447	\$570K	\$532
+12.6% vs. August	+0.7% vs. August	-1.7% vs. August	-0.9% vs. August

KEY FINDINGS

- 1. \$550M in condo sales across 447 closings (+12.6% vs. August).
- 2. Median sale price \$570K (-1.7% vs. August); median \$532 per square foot.
- 3. Sunny Isles Beach led all neighborhoods with \$108M in sales (94 closings).

MEDIAN CONDO PRICE PER SQUARE FOOT



This data is free to cite and republish with attribution to Own.Miami (own.miami). Charts, embeds and raw data: <https://own.miami/data>
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.

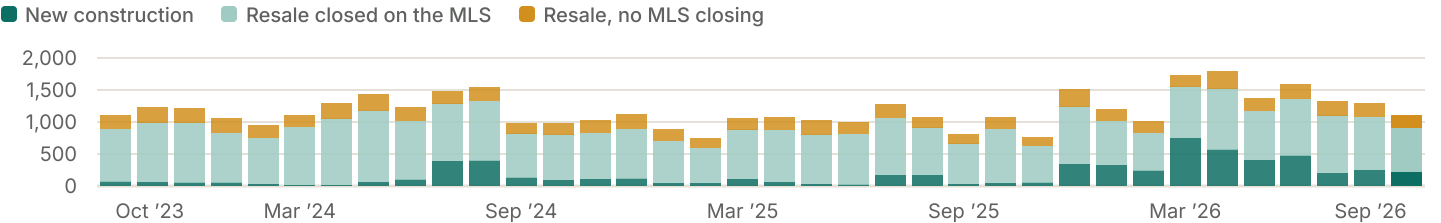
Media contact
hello@own.miami
<https://own.miami/data>

BY NEIGHBORHOOD

NEIGHBORHOOD	SALES VOLUME	CLOSED	MEDIAN PRICE	\$/SQ FT	MOM
Sunny Isles Beach	\$108M	94	\$433K	\$390	+79.5%
South Beach	\$93.1M	66	\$529K	\$672	+3.7%
Bal Harbour & Surfside	\$59.7M	23	\$1.6M	\$868	-14.7%
Mid-Beach & North Beach	\$56.2M	60	\$519K	\$475	+20.1%
Brickell	\$47.4M	57	\$650K	\$586	-32.3%
Aventura	\$41.8M	59	\$435K	\$326	+22%
Coconut Grove	\$40.6M	17	\$1.4M	\$1,152	+78.4%
Downtown	\$40.2M	26	\$413K	\$576	+46.7%
Key Biscayne	\$22.4M	13	\$1.53M	\$940	-26.5%
Edgewater	\$21.2M	27	\$500K	\$551	-34.9%
Fisher Island	\$17M	1	\$17M	\$4,018	—
Midtown	\$2.43M	4	\$626K	\$516	-43.9%

EVERY CONDO SALE ON RECORD · MIAMI-DADE COUNTY

CONDO SALES RECORDED	NEW CONSTRUCTION	RESALES THAT CLOSED THROUGH THE MLS	RESALES WITH NO MLS CLOSING	BUYOUTS AND BULK SALES
1,109	228	677	204	182
+33.3% YoY	20.6% of sales · +776.9% YoY		23.2% of resales	units, counted apart



New construction = developer closings. Building buyouts and bulk sales (182 units this month) are counted apart, never in the total. Last 12 months: 15,762 condo sales recorded, 59.2% more than the 9,902 MLS closings of legal condos (condominium units, condo townhouses and villas). Sources: Miami-Dade Clerk of the Court official records (deeds), Miami-Dade County Property Appraiser, MIAMI REALTORS® MLS. Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period December 1, 2019 through September 30, 2026.

OWN.MIAMI CONDO INDEX

BUILDING	INDEX	\$/SQ FT
1. Palazzo della Luna · Fisher Island	494	\$3,989
2. The Surf Club · Bal Harbour & Surfside	493	\$3,931
3. Palazzo del Sol · Fisher Island	489	\$3,689
4. Continuum On South Beach · South Beach	437	\$3,921
5. Oceanside at Fisher Island · Fisher Island	425	\$2,971

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

ALSO IN THIS REPORT

- 153 of 758 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$21.9M at One Thousand Museum.

METHODOLOGY

Figures are compiled from Miami MLS closed-sale records for condominiums at every price across the 12 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.

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.

This data is free to cite and republish with attribution to Own.Miami (own.miami).