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# The median condo price per square foot in Bal Harbour & Surfside rose 20.7% year over year to $868/sqft in September 2026.

Miami Condo Data · Bal Harbour & Surfside · September 2026

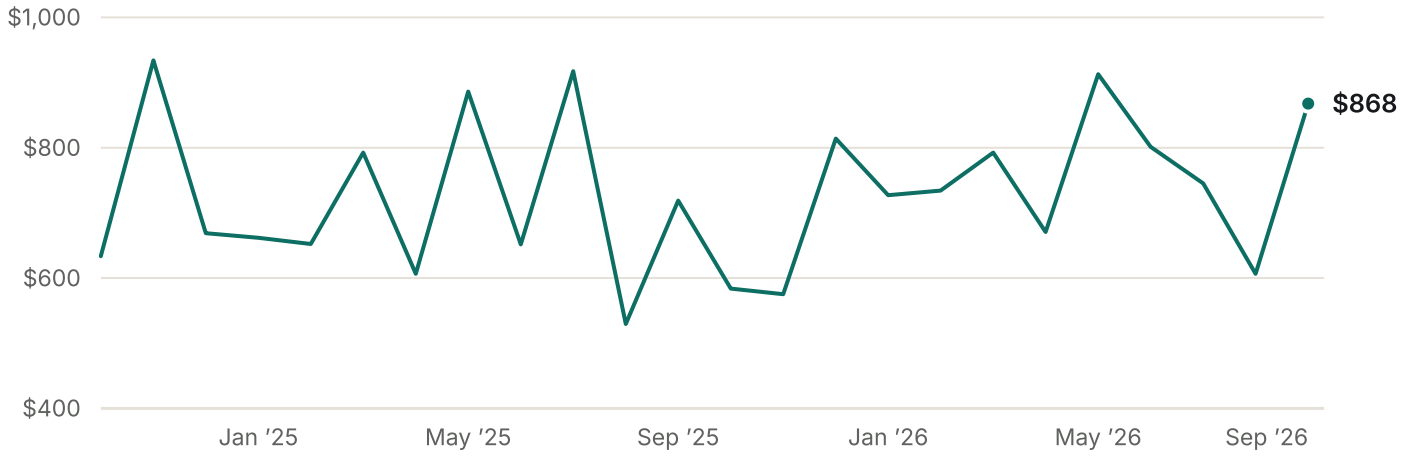
MIAMI, October 1, 2026: Buyers closed 23 condo sales worth $59.7M in Bal Harbour & Surfside in September 2026, according to the monthly own.miami Data Room report.

| CONDO SALES VOLUME | CLOSED SALES | MEDIAN SALE PRICE | MEDIAN PRICE / SQ FT |
|---|---|---|---|
| $59.7M | 23 | $1.6M | $868 |
| −14.7% vs. August | −20.7% vs. August | +75.4% vs. August | +43% vs. August |

## KEY FINDINGS

1. $59.7M in condo sales across 23 closings (−14.7% vs. August).
2. Median sale price $1.6M (+75.4% vs. August); median $868 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**

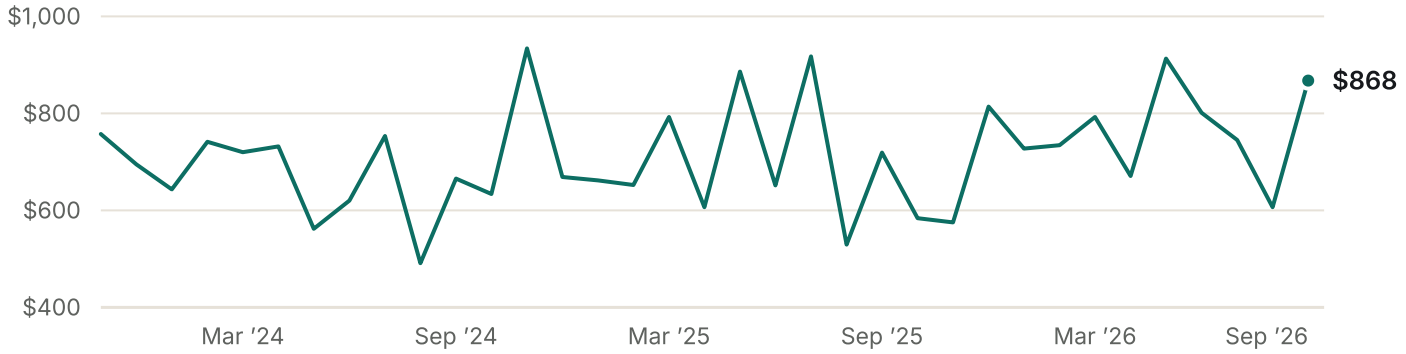
own.miami is a Miami condo research and search site. Its free Data Room publishes monthly, citable market figures built from MLS closed-sale records and public building records.

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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 | **492** | $3,931 |
| 2. Oceana Bal Harbour · Bal Harbour & Surfside | **326** | $2,443 |
| 3. Altos del Mar 5 · Bal Harbour & Surfside | **302** | $3,753 |
| 4. St. Regis Bal Harbour Center Tower · Bal Harbour & Surfside | **284** | $2,900 |
| 5. St. Regis Bal Harbour North Tower · Bal Harbour & Surfside | **258** | $2,514 |

100 = the median Miami building ($716/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: $17M 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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