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The median condo price per square foot in South Beach rose 21.7% year over year to $672/sqft in September 2026.

Miami Condo Data · South Beach · September 2026

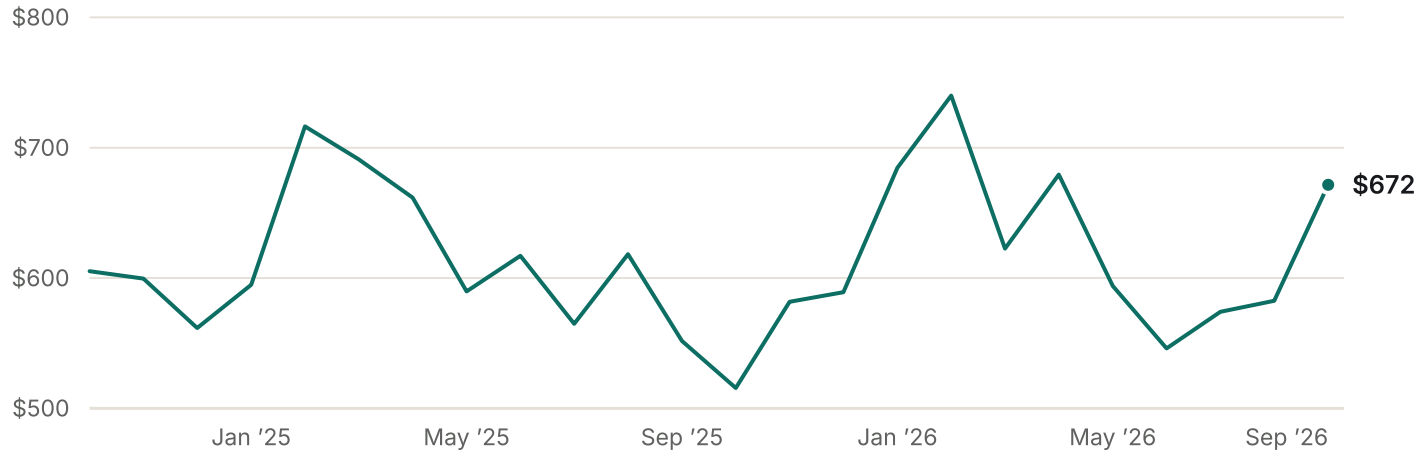
MIAMI, October 1, 2026: Buyers closed 66 condo sales worth $93.1M in South Beach in September 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$93.1M	66	$529K	$672
+3.7% vs. August	+11.9% vs. August	−4.6% vs. August	+15.3% vs. August

KEY FINDINGS

1. $93.1M in condo sales across 66 closings (+3.7% vs. August).
2. Median sale price $529K (−4.6% vs. August); median $672 per square foot.
3. 26 of 137 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.

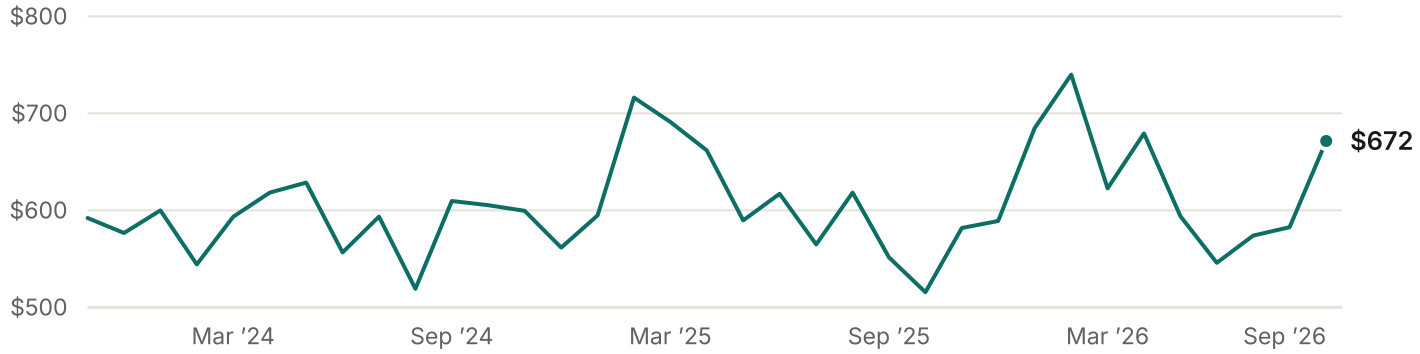
About own.miami

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

hello@own.miami
https://own.miami/data

MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

BUILDING	INDEX	$/SQ FT
1. Continuum On South Beach · South Beach	**436**	$3,921
2. 1 Hotel & Homes South Beach · South Beach	**368**	$3,131
3. The Setai · South Beach	**361**	$3,321
4. W South Beach · South Beach	**286**	$2,914
5. Five Park · South Beach	**274**	$2,257

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

ALSO IN THIS REPORT

- 26 of 137 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: $9.9M at 321 Ocean Dr.

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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