FOR IMMEDIATE RELEASE

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The median time to sell a condo in Miami stretched to 102 days in October 2026, the slowest pace in 36 months of own.miami data.

Miami Condo Data · October 2026

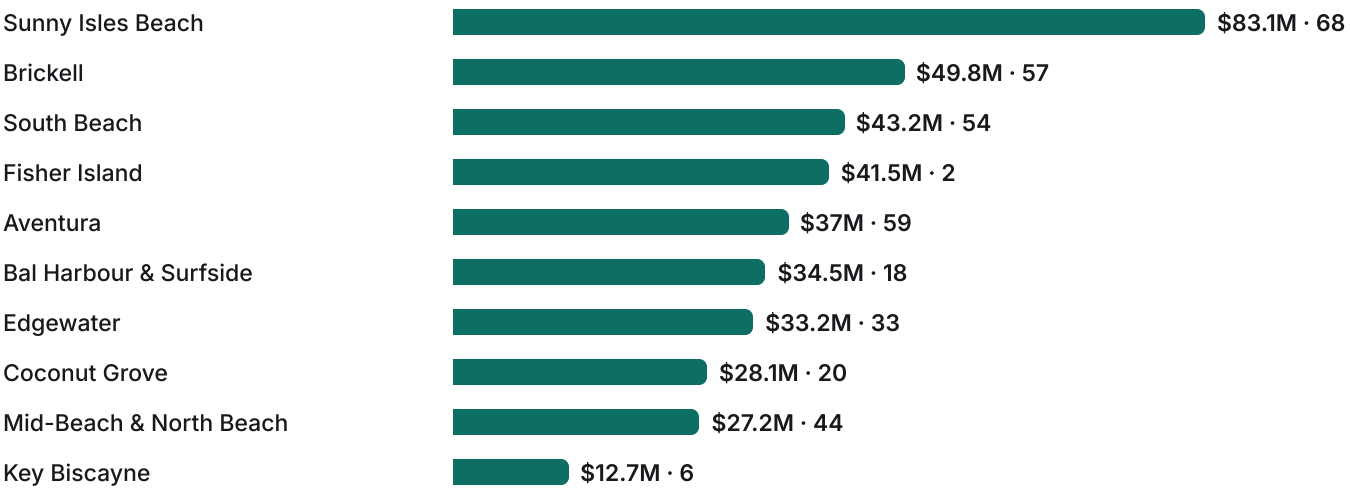
MIAMI, November 1, 2026: Buyers closed 384 condo sales worth $403M in October 2026 across the 12 Miami neighborhoods tracked by own.miami, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$403M	384	$505K	$551
−26.7% vs. September	−14.1% vs. September	−11.4% vs. September	+3.4% vs. September

KEY FINDINGS

1. $403M in condo sales across 384 closings (−26.7% vs. September).
2. Median sale price $505K (−11.4% vs. September); median $551 per square foot.
3. Sunny Isles Beach led all neighborhoods with $83.1M in sales (68 closings).

CONDO SALES VOLUME BY NEIGHBORHOOD



Bars: sales volume · closed sales in the month.

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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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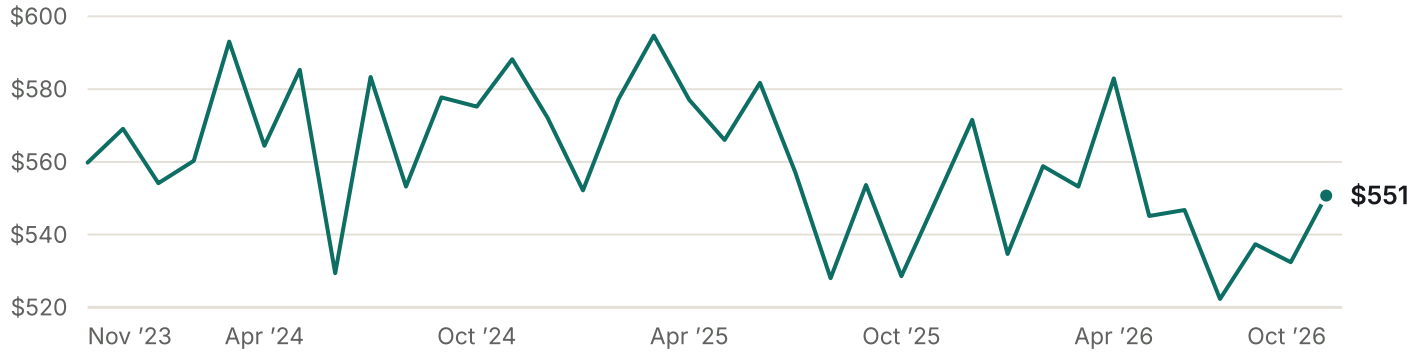
https://own.miami/data

MEDIAN CONDO PRICE PER SQUARE FOOT



BY NEIGHBORHOOD

NEIGHBORHOOD	SALES VOLUME	CLOSED	MEDIAN PRICE	$/SQ FT	MOM
Sunny Isles Beach	$83.1M	68	$415K	$419	−23.3%
Brickell	$49.8M	57	$685K	$614	+5.1%
South Beach	$43.2M	54	$445K	$640	−53.6%
Fisher Island	$41.5M	2	$20.8M	$2,752	+144.3%
Aventura	$37M	59	$415K	$325	−11.3%
Bal Harbour & Surfside	$34.5M	18	$913K	$748	−42.1%
Edgewater	$33.2M	33	$715K	$630	+56.3%
Coconut Grove	$28.1M	20	$688K	$781	−30.9%
Mid-Beach & North Beach	$27.2M	44	$450K	$472	−51.5%
Key Biscayne	$12.7M	6	$1.2M	$1,189	−43.2%
Downtown	$7.79M	15	$410K	$627	−80.6%
Midtown	$5.03M	8	$495K	$566	+106.6%

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: $37.8M at Palazzo della Luna.
- 7,741 condos listed for sale, 16.0 months of supply at the current sales pace.

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.

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