

Aventura has 16.8 months of condo supply at the current sales pace: more than a year of inventory, deep in buyer's-market territory (9+ months).

Miami Condo Data · Aventura · October 2026

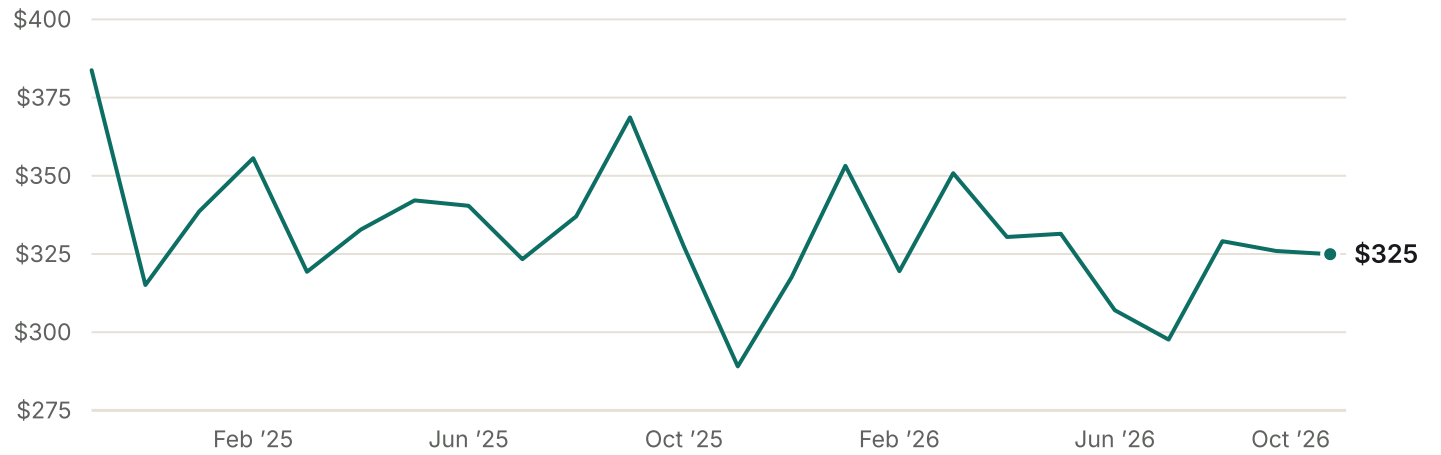
MIAMI, November 1, 2026: Buyers closed 59 condo sales worth \$37M in Aventura in October 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$37M	59	\$415K	\$325
-11.3% vs. September	±0% vs. September	-4.6% vs. September	-0.3% vs. September

KEY FINDINGS

- 1. \$37M in condo sales across 59 closings (-11.3% vs. September).
- 2. Median sale price \$415K (-4.6% vs. September); median \$325 per square foot.
- 3. 1,108 condos listed for sale, 16.8 months of supply at the current sales pace.

MEDIAN CONDO PRICE PER SQUARE FOOT

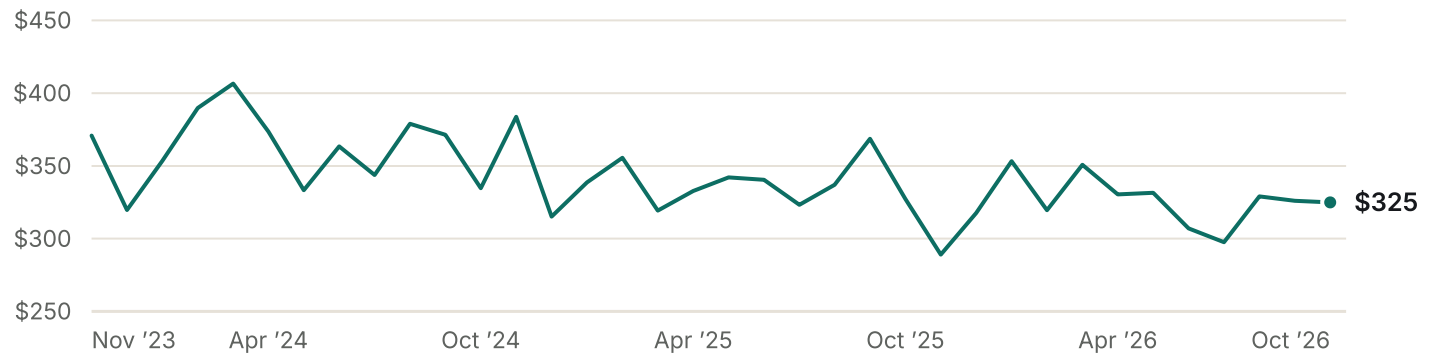


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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. Prive · Aventura	155	\$1,363
2. Bella Mare · Aventura	128	\$1,120
3. Porto Vita North Tower · Aventura	106	\$1,137
4. Towers of Porto Vita-South · Aventura	104	\$901
5. Echo Aventura · Aventura	100	\$753

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

ALSO IN THIS REPORT

- 26 of 88 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: \$3.85M at Williams Island 3000.

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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