

Bal Harbour & Surfside has 13.0 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 · Bal Harbour & Surfside · October 2026

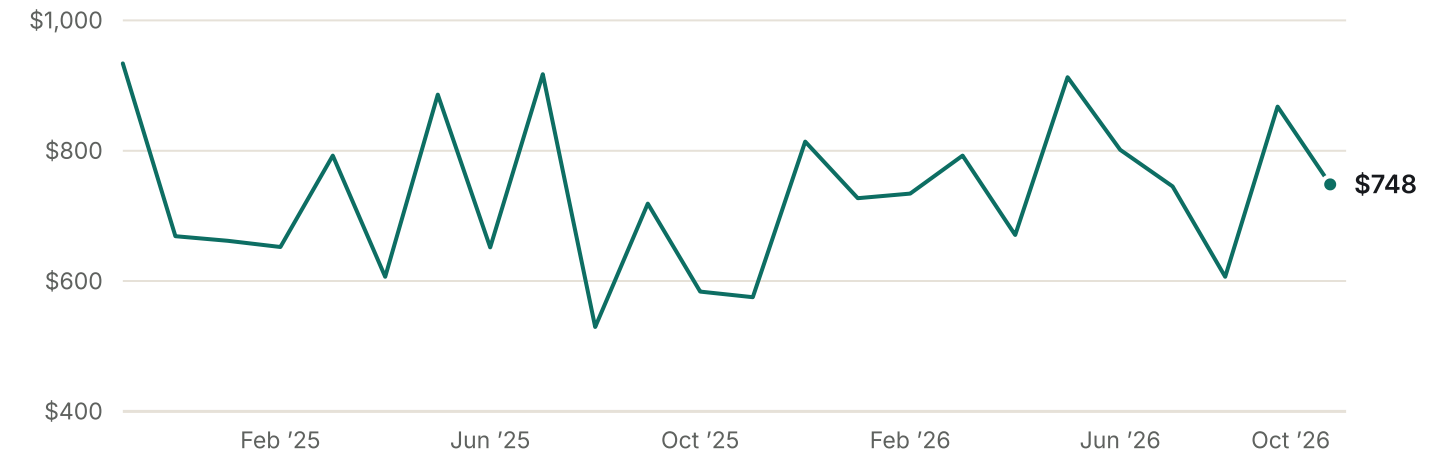
MIAMI, November 1, 2026: Buyers closed 18 condo sales worth \$34.5M in Bal Harbour & Surfside in October 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
\$34.5M	18	\$913K	\$748
-42.1% vs. September	-21.7% vs. September	-42.9% vs. September	-13.7% vs. September

KEY FINDINGS

- 1. \$34.5M in condo sales across 18 closings (-42.1% vs. September).
- 2. Median sale price \$913K (-42.9% vs. September); median \$748 per square foot.
- 3. 320 condos listed for sale, 13.0 months of supply at the current sales pace.

MEDIAN CONDO PRICE PER SQUARE FOOT

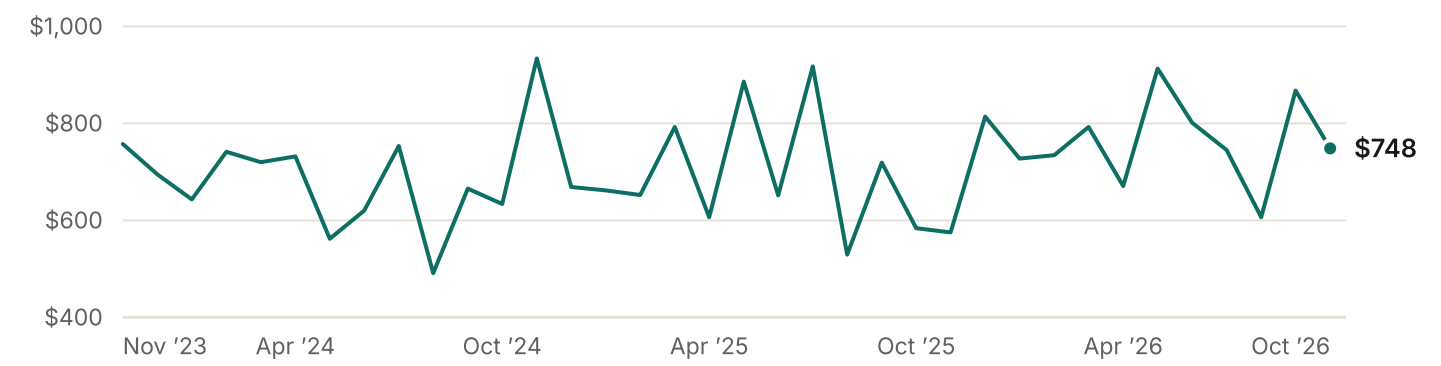


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Based in part on information from the Southeast Florida Multiple Listing Service (SEFMLS) or from MIAMI Association of REALTORS® for the period November 1, 2023 through November 1, 2026.

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.

Media contact
hello@own.miami
<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	493	\$3,931
2. Oceana Bal Harbour · Bal Harbour & Surfside	325	\$2,443
3. Altos del Mar 5 · Bal Harbour & Surfside	303	\$3,753
4. St. Regis Bal Harbour Center Tower · Bal Harbour & Surfside	285	\$2,900
5. St. Regis Bal Harbour North Tower · Bal Harbour & Surfside	259	\$2,514

100 = the median Miami building (\$713/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: \$8.4M at Oceana Bal Harbour.

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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