FOR IMMEDIATE RELEASE

MEDIA CONTACT: HELLO@OWN.MIAMI

Brickell has 18.4 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 · Brickell · October 2026

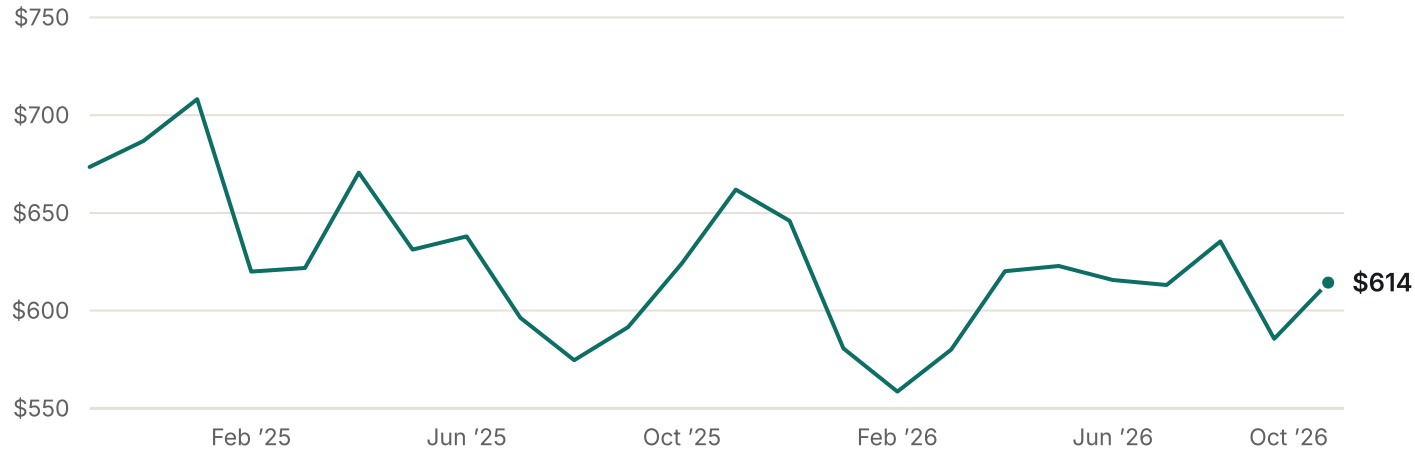
MIAMI, November 1, 2026: Buyers closed 57 condo sales worth $49.8M in Brickell in October 2026, according to the monthly own.miami Data Room report.

CONDO SALES VOLUME	CLOSED SALES	MEDIAN SALE PRICE	MEDIAN PRICE / SQ FT
$49.8M	57	$685K	$614
+5.1% vs. September	±0% vs. September	+5.4% vs. September	+4.9% vs. September

KEY FINDINGS

1. $49.8M in condo sales across 57 closings (+5.1% vs. September).
2. Median sale price $685K (+5.4% vs. September); median $614 per square foot.
3. 1,225 condos listed for sale, 18.4 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

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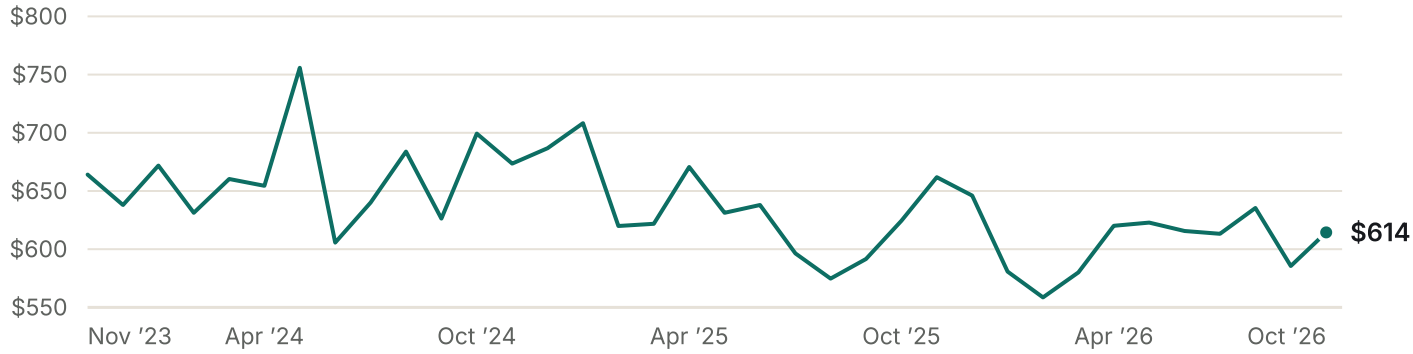
MEDIAN CONDO PRICE PER SQUARE FOOT



OWN.MIAMI CONDO INDEX

BUILDING	INDEX	$/SQ FT
1. Una Residences · Brickell	**255**	$1,949
2. 2200 Brickell · Brickell	**188**	$1,487
3. Four Seasons Residences Miami · Brickell	**186**	$1,463
4. Domus Brickell Park · Brickell	**166**	$1,279
5. Echo Brickell · Brickell	**163**	$1,227

100 = the median Miami building ($713/sqft) · 200 = twice its price per sq ft

ALSO IN THIS REPORT

- 16 of 80 tracked towers reach a Florida SB-4D structural inspection milestone within 2 years.
- Top sale of the month: $4.3M at Two Tequesta Point.

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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