PBP REAL ESTATE

SOUTH FLORIDA CONDO FEE INDEX - JOURNALIST PACKAGE - DATA AS OF NOVEMBER 1, 2026 (BEACHESMLS PULL 2026-11-01T08:19:01.600844+00:00)

Key Biscayne condo fees

Current edition. A later snapshot may differ; this file describes only the date above.

> The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

HEADLINE OPTIONS

1. Key Biscayne condo monthly association fees have a median of $1,763 in the retained usable-fee sample of 96 listings, 119% above the five-county median
2. In Key Biscayne's retained usable-fee sample (96 listings after exclusions and percentile trimming), 89.6% have monthly-equivalent fees of $1,000 or more and 4.2% are below $500
3. Key Biscayne's retained usable-fee sample (n=96): reported monthly-equivalent association fees range from $1,269 to $2,555 at the 25th to 75th percentiles

LEDE

KEY BISCAYNE, Fla., November 1, 2026 - Among 96 active condominium listings in Key Biscayne retained after excluding unusable-fee records and trimming monthly-equivalent fees below the city's 1st or above its 99th percentile, the median monthly association fee is $1,763, with the middle half between $1,269 and $2,555, according to PBP Real Estate's analysis of BeachesMLS listing data as of November 1, 2026. There are 101 active condominium listings before those exclusions and trimming; the fee statistics describe the retained sample, not every property for sale. The city median is 119% above the separately trimmed five-county median of $805 and ranks 6th among 69 published city medians.

NUT GRAF

The following fee statistics describe the retained usable-fee sample after exclusions and percentile trimming; measures needing living area, asking price or construction year use the qualifying records within that sample, with their own denominators. Per square foot, the median Key Biscayne condo fee is $1.18 a month (96 retained listings with recorded living area of at least 300 square feet). A year of reported fees equals a median 1.35% of the listing's current asking price across 96 retained listings with a current asking price of at least $20,000; this is the median of per-listing ratios. 89.6% of the retained sample have fees of $1,000 or more a month and 4.2% are below $500. 0% of the retained sample report two association layers (a master and a sub-association, summed here); 36.5% are billed quarterly and shown as monthly equivalents. Agent-written public remarks mention a special assessment on 7.3% of the retained sample, describe one as pending or payable by the buyer on 1%, and mention a mandatory club or membership on 0%; 96 retained listings carry remarks. These are keyword classifications of free text, not verified facts about any association.

FACT BOX

Active condominium listings, Key Biscayne (before exclusions and trimming)	**101**	November 1, 2026
Listings with a valid fee before trimming / retained after 1st-99th percentile trim	**98 / 96 (2 trimmed; 0 fee without billing frequency excluded)**	November 1, 2026
Median monthly-equivalent association fee, retained sample	**$1,763**	November 1, 2026
Middle half of the retained sample (25th to 75th percentile)	**$1,269 to $2,555**	November 1, 2026
Median fee per square foot per month	**$1.18 (96 retained listings with recorded living area of at least 300 square feet)**	November 1, 2026
A year of reported fees as a share of current asking price (median of per-listing ratios)	**1.35% (96 retained listings with a current asking price of at least $20,000)**	November 1, 2026
Retained sample with fees of $1,000 or more a month / below $500	**89.6% (86) / 4.2% (4) of 96**	November 1, 2026
Two association layers reported (master + sub), retained sample	**0% (0)**	November 1, 2026
Billed quarterly (converted to monthly), retained sample	**36.5%**	November 1, 2026
Remarks mention a special assessment / pending or buyer-paid, retained sample	**7.3% / 1%**	November 1, 2026
Remarks mention a mandatory club or membership, retained sample	**0%**	November 1, 2026
Five-county median, retained sample after region-level trimming	**$805 (25,550 listings); Key Biscayne ranks 6th among 69 published city medians**	November 1, 2026

QUOTABLE DATA POINTS

> "The median monthly-equivalent association fee in Key Biscayne's retained usable-fee sample (n=96), after exclusions and percentile trimming, is $1,763, compared with $805 in the separately trimmed five-county sample."

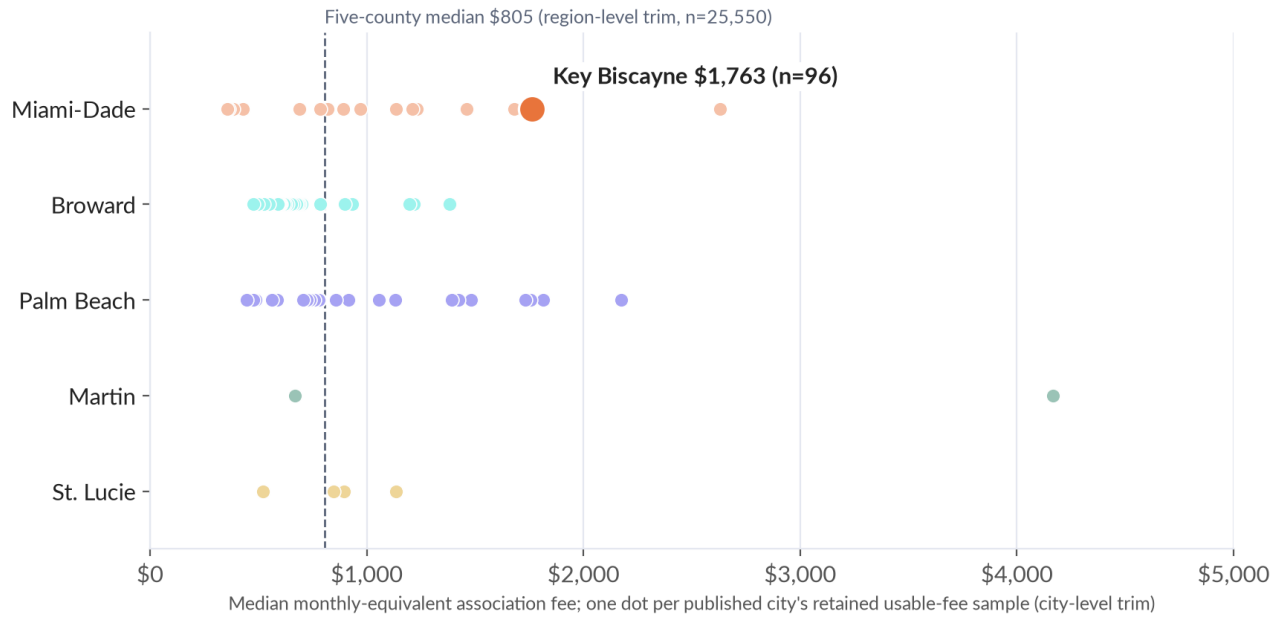
> "Among Key Biscayne condos in the retained usable-fee sample (n=96) after exclusions and percentile trimming, 89.6 percent have listed monthly-equivalent fees of $1,000 or more and 4.2 percent are below $500."

> "Among 96 retained listings with a current asking price of at least $20,000 in Key Biscayne's usable-fee sample after exclusions and percentile trimming, a year of reported association fees equals a median 1.35 percent of the current asking price (median of per-listing ratios)."

Attribute to: PBP Real Estate analysis of BeachesMLS listing data, Data as of November 1, 2026 (BeachesMLS pull 2026-11-01T08:19:01.600844+00:00).

CHARTS

Key Biscayne condos, retained usable-fee sample (n=96): median $1,763/month, 119% above the five-county median of $805

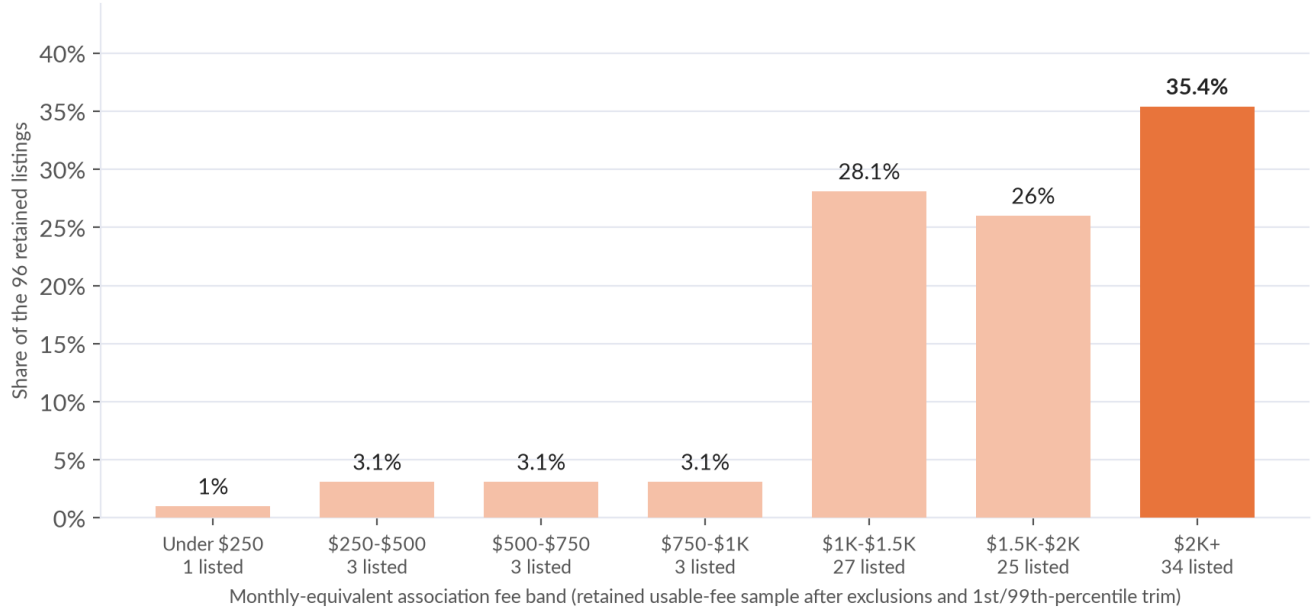


Data as of November 1, 2026 (BeachesMLS pull 2026-11-01T08:19:01.600844+00:00). Current edition; later snapshots may differ.
Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of November 1, 2026. This data is not verified for authenticity or accuracy and may not reflect all real estate activity in the market. Based on information (c) 2026 BeachesMLS, Inc. Equal Housing Opportunity. Fee accuracy: The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

Median monthly-equivalent association fee in the retained usable-fee sample after exclusions and percentile trimming, Key Biscayne and the published comparison cities, grouped by county, November 1, 2026. City medians use city-level trimming; the five-county reference uses a separate region-level trim and is not a median of city medians. A published city requires at least 30 listings with a valid fee before percentile trimming; the retained sample size is stated on the chart. Source: BeachesMLS via PBP Real Estate.

Chart data (aggregate): Dot strip chart in five county lanes. Key Biscayne retained-sample median $1,763 a month (n=96); five-county median $805 (n=25,550, region-level trim).

35.4% of Key Biscayne's retained usable-fee sample (96 listings) falls in the $2,000 and up monthly band



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Monthly-equivalent association fee bands for the 96 active Key Biscayne condominium listings retained after unusable-fee exclusions and city-level 1st/99th-percentile trimming, November 1, 2026. Shares describe this retained sample, not all active listings. Source: BeachesMLS via PBP Real Estate.

Chart data (aggregate): Column chart of the retained usable-fee sample by fee band: Under $250 1% (1 listings); $250 to $500 3.1% (3 listings); $500 to $750 3.1% (3 listings); $750 to $1,000 3.1% (3 listings); $1,000 to $1,500 28.1% (27 listings); $1,500 to $2,000 26% (25 listings); $2,000 and up 35.4% (34 listings).

Key Biscayne condo fees by recorded decade built, retained usable-fee sample (n=96)



Data as of November 1, 2026 (BeachesMLS pull 2026-11-01T08:19:01.600844+00:00). Current edition; later snapshots may differ.
Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of November 1, 2026. This data is not verified for authenticity or accuracy and may not reflect all real estate activity in the market. Based on information (c) 2026 BeachesMLS, Inc. Equal Housing Opportunity. Fee accuracy: The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

Median monthly-equivalent association fee by recorded YearBuilt decade among Key Biscayne condominiums in the retained usable-fee sample after exclusions and percentile trimming, November 1, 2026. Each decade uses the retained records with a recorded construction year; decades under 10 listings shown gray with a count only. Source: BeachesMLS via PBP Real Estate.

Chart data (aggregate): Column chart of median fee by recorded decade built: 1950s count only (1 listings); 1960s $800 (16 listings); 1970s $1,568 (45 listings); 1980s $1,929 (13 listings); 1990s count only (7 listings); 2000s count only (8 listings); 2010s count only (6 listings).

METHODOLOGY

Method, in plain English. What we counted: active condominium listings whose MLS City field is Key Biscayne, permitted for internet display in PBP Real Estate's BeachesMLS data feed, in one snapshot pulled 2026-11-01 08:19:01 UTC (data as of November 1, 2026). Fees are as entered by each listing office and converted to a monthly equivalent by the stated billing frequency (quarterly divided by three, semi-annual by six, annual by twelve); a listing with a fee but no stated frequency is excluded (0 in this snapshot). Where the MLS carries a second association fee, the two layers are summed and the second layer is reported separately. A city is published when at least 30 listings have a valid fee before trimming (98 here). Fees below the 1st or above the 99th percentile are excluded by the stated percentile rule (2 here); these records have not been independently verified as errors. This leaves the retained usable-fee sample of 96 listings; every fee median, percentile, band share and percentage in this kit describes that retained sample, not all 101 active listings. Region and county comparisons are trimmed separately within their own samples (the five-county figure uses 25,550 retained listings); they are not the union of city-trimmed samples, and the five-county median is not a median of city medians. Per-square-foot fee ratios use retained listings with recorded living area of at least 300 square feet; annual-fee-to-asking-

price ratios use retained listings with a current asking price of at least $20,000. Each is the median of per-listing ratios, with its own qualifying count stated. Measures by construction year use the recorded YearBuilt field; groups under 10 listings show a count only, and comparisons using a group of 10–29 listings carry a small-subgroup caution. Published city samples with fewer than 40 retained listings or fewer than 40 valid-fee listings before trimming are marked small; eligibility remains at least 30 valid-fee listings before trimming, so a retained sample may have fewer than 30. Ranks compare published city medians at whole-dollar precision; equal medians tie. Special assessment, membership and related shares are keyword classifications of agent-written public remarks and are not verified. Segments follow the recorded tax legal description and the shared MLS classification rule: a listing whose legal description records a condominium is a condominium whatever its MLS property subtype, including townhouse, villa or single-family forms. Condominium or Stock Cooperative subtypes stay in the condominium segment when the legal description is silent or records a parent parcel, including new-build units. Townhouse and Villa listings not classified as condominiums are reported together in the HOA Fee Index; houses are the remaining SingleFamilyResidence listings. These are analytical classifications of recorded fields, not a determination of any property's legal regime. This index reports the condominium segment. Nothing here is an opinion of value about any property or a statement about any specific association's finances. Geography is the MLS City field, not a verified municipal boundary. The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed. Journalists may request the aggregate source table behind this kit (counts, medians and percentiles by city and band; no listing-level MLS records) from info@pbpre.com or 561-395-8418; nothing is gated. Edition: Data as of November 1, 2026 (BeachesMLS pull 2026-11-01T08:19:01.600844+00:00). Current edition. A later snapshot may differ; this file describes only the date above. Cite this dated file for its figures. The monthly archive at https://www.pbprealestate.com/press/key-biscayne/2026-11/ contains a separately dated edition; cite that page only for the figures shown in that edition. Later current data is at https://www.pbprealestate.com/condo-fees-key-biscayne/. Attribution: PBP Real Estate analysis of BeachesMLS listing data. This data is not verified for authenticity or accuracy and may not reflect all real estate activity in the market. Based on information (c) 2026 BeachesMLS, Inc. Equal Housing Opportunity.

CONTACT

Questions, a number for a story, or a licensed comment: Gia Freer, Broker of Record (Lic. BK689801), PBP Real Estate, LLC, 700 NW 7th Drive, Boca Raton, FL 33486. 561-395-8418, info@pbpre.com. Office hours: Monday–Saturday, 8:00 AM–5:00 PM. Reuse of figures and charts is free with attribution to PBP Real Estate analysis of BeachesMLS data.