

Market Report

March, 2019



Icon Bay

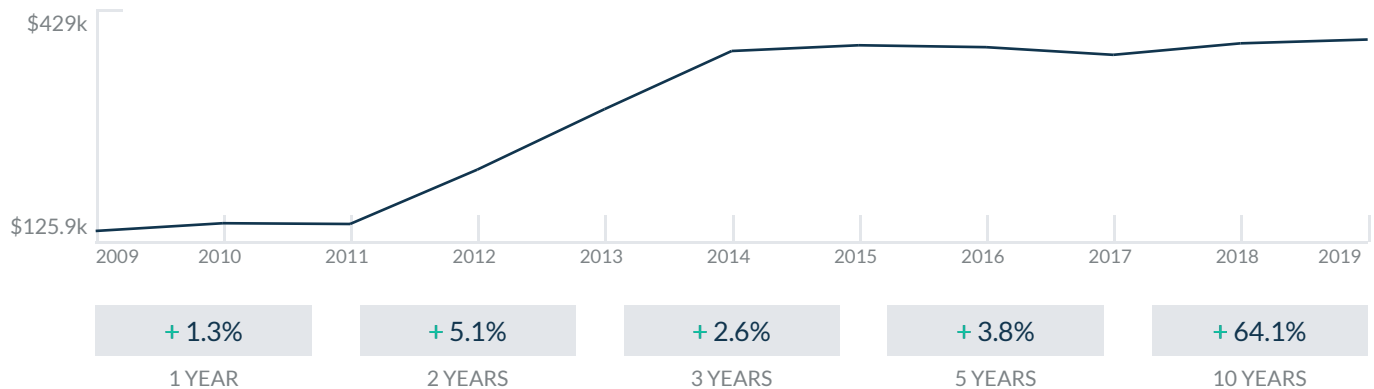
460 NE 28 St
Miami, FL 33137

Every month we compile this comprehensive market report focus on Icon Bay in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website iconbaymiamicondosforsale.com.

Property Stats

POSTAL CODE 33137

The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

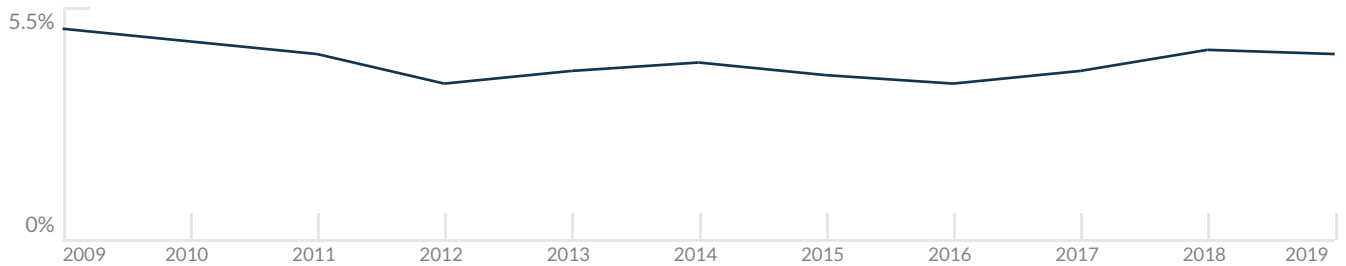


Mortgage Rates

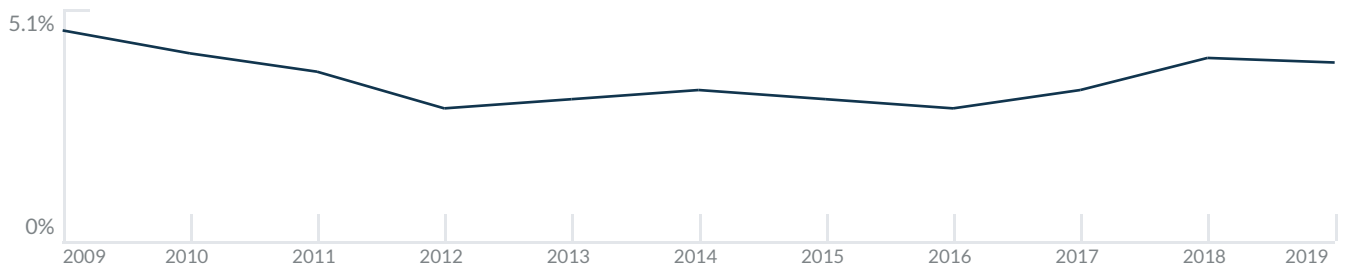
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
BridgePrep Academy	De Hostos Youth Leadership Academy	Senior High School
5/10	1/10	10/10

Insights

IN ICON BAY

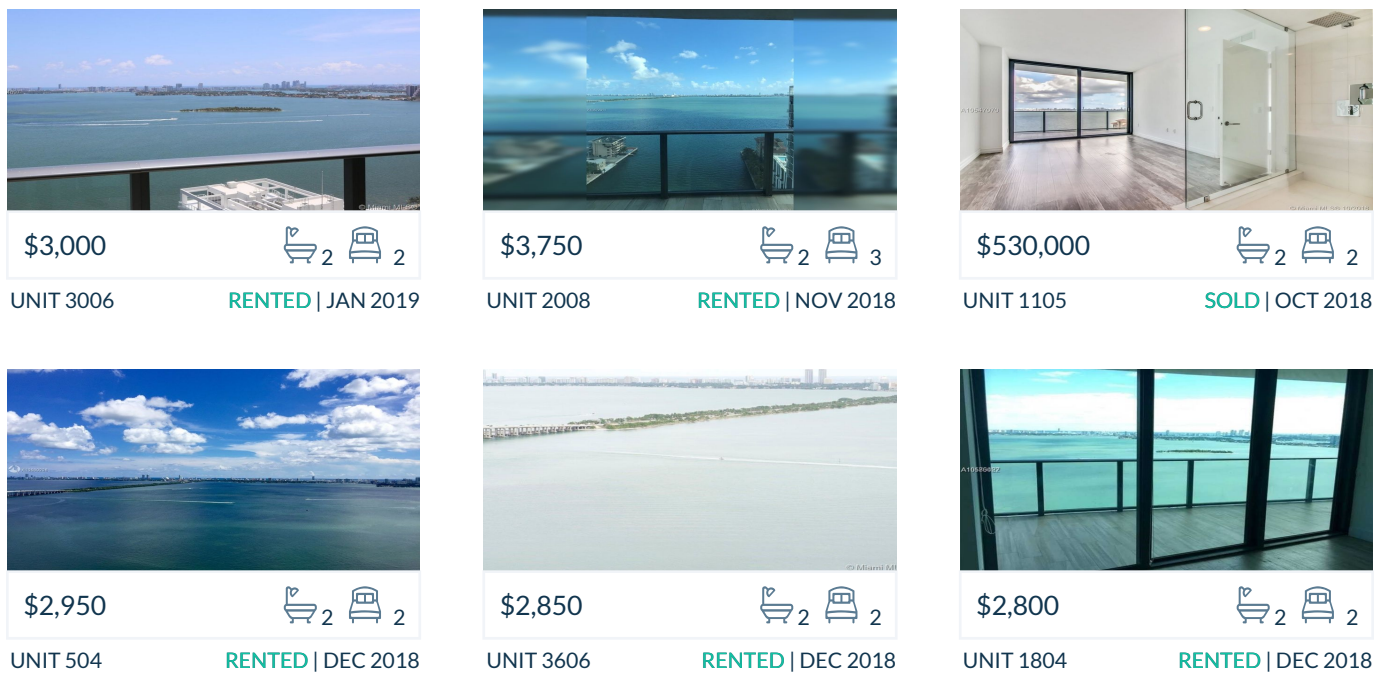
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Icon Bay



Sold

LAST 20 PROPERTIES SOLD IN ICON BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1105	\$530,000	2/2	\$463.7	1,143	Feb 2019	129
405	\$499,000	2/2	\$436.6	1,143	Dec 2018	65
1103	\$515,000	2/2	\$465.2	1,107	Oct 2018	75

Rented

LAST 20 PROPERTIES RENTED IN ICON BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3006	\$3,000	2/2	\$2.8	1,073	Feb 2019	43
2008	\$3,750	3/2	\$2.7	1,395	Feb 2019	99
504	\$2,950	2/2	\$2.7	1,104	Feb 2019	39
1804	\$2,800	2/2	\$2.5	1,104	Feb 2019	50
3606	\$2,850	2/2	\$2.7	1,073	Feb 2019	41
3107	\$2,900	2/2	\$2.6	1,095	Jan 2019	130
2702	\$2,600	1/1	N/A	N/A	Jan 2019	70
4203	\$7,350	5/4	\$3.3	2,250	Jan 2019	126
3007	\$3,000	2/2	\$2.7	1,095	Jan 2019	34
3002	\$2,500	1/1	\$2.9	854	Jan 2019	75
1102	\$2,400	1/1	\$2.5	973	Jan 2019	69
2502	\$2,450	1/1	\$2.5	973	Jan 2019	43
2406	\$2,900	2/2	\$2.7	1,073	Dec 2018	131
4004	\$7,900	5/4	\$3.1	2,569	Dec 2018	100
2206	\$2,950	2/2	\$2.5	1,168	Dec 2018	57
806	\$2,750	2/2	\$2.6	1,073	Nov 2018	7
N/A	\$3,900	2/3	N/A	N/A	Nov 2018	58
3707	\$3,100	2/2	\$2.6	1,173	Nov 2018	43
2805	\$2,900	2/2	\$2.4	1,208	Nov 2018	56
2706	\$2,900	2/2	\$2.7	1,073	Nov 2018	24

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH 42...	\$1,900,000	4/4	\$839.2	2264	Nov 2018	N/A
PH 42...	\$3,990,000	6/7	\$758.6	5260	Nov 2018	N/A
N/A	\$3,100/mth	2/2	\$2.8	1107	Jan 2019	N/A
407	\$475,000	2/2	\$402.5	1180	Feb 2019	N/A
408	\$639,000	3/2	\$458.1	1395	Aug 2018	N/A
408	\$3,600/mth	3/2	\$2.6	1395	Oct 2018	N/A
503	\$2,800/mth	2/2	\$2.4	1164	Jan 2019	N/A
508	\$800,000	3/2	\$573.5	1395	Nov 2018	N/A
601	\$590,000	2/2	\$406.9	1450	Feb 2019	N/A
606	\$470,000	2/2	\$438.0	1073	Aug 2018	EYAL LEVIN
708	\$775,000	3/2	\$555.6	1395	Jan 2019	N/A
708	\$3,800/mth	3/2	\$2.7	1395	Jan 2019	N/A
802	\$2,300/mth	1/1	\$2.7	854	Jan 2019	N/A
907	\$3,150/mth	2/2	\$2.9	1095	Feb 2019	N/A
1002	\$480,000	1/1	\$562.1	854	Feb 2019	N/A
1008	\$5,500/mth	3/2	\$3.9	1395	Jan 2019	N/A
1105	\$3,000/mth	2/2	\$2.6	1143	Feb 2019	N/A
1106	\$499,000	2/2	\$465.1	1073	Dec 2018	N/A
1401	\$598,900	2/2	\$456.8	1311	Feb 2019	N/A
1401	\$3,200/mth	2/2	\$2.4	1311	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1507	\$525,000	2/2	\$479.5	1095	Aug 2018	N/A
2102	\$495,000	1/1	\$412.5	1200	Mar 2019	N/A
2302	\$575,000	1/1	\$673.3	854	Aug 2018	N/A
2305	\$3,200/mth	2/2	\$2.8	1143	Feb 2019	N/A
2402	\$2,600/mth	1/1	\$2.7	973	Feb 2019	N/A
2402	\$480,000	1/1	\$497.9	964	Feb 2019	N/A
2501	\$749,000	2/2	\$522.0	1435	Oct 2018	N/A
2505	\$3,200/mth	2/2	\$2.6	1208	Mar 2019	N/A
2604	\$599,000	2/2	\$542.6	1104	Feb 2019	N/A
2806	\$4,150/mth	2/2	\$3.9	1073	Mar 2019	N/A
2908	\$1,280,000	3/2	\$917.6	1395	Aug 2018	N/A
3208	\$795,000	3/2	\$569.9	1395	Nov 2018	N/A
3303	\$649,000	2/2	\$586.3	1107	Sep 2018	N/A
3608	\$3,999/mth	3/2	\$2.6	1530	Jan 2019	N/A
3807	\$3,500/mth	2/2	\$3.2	1095	Mar 2019	N/A
3906	\$669,000	2/2	\$623.5	1073	Nov 2018	N/A
4003	\$1,595,000	4/4	\$679.9	2346	Sep 2018	N/A
4003	\$1,595,000	4/4	\$679.9	2346	Mar 2019	N/A
4201	\$8,500/mth	4/4	\$3.8	2264	Feb 2019	N/A
4204	\$7,500/mth	5/4	\$2.9	2569	Feb 2019	N/A