



Icon Bay

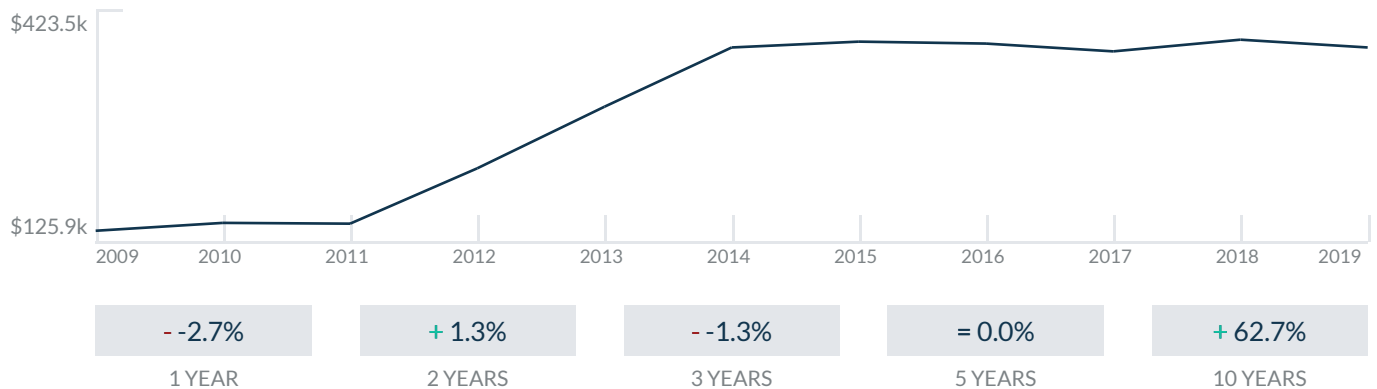
460 NE 28 St
Miami, FL 33137

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

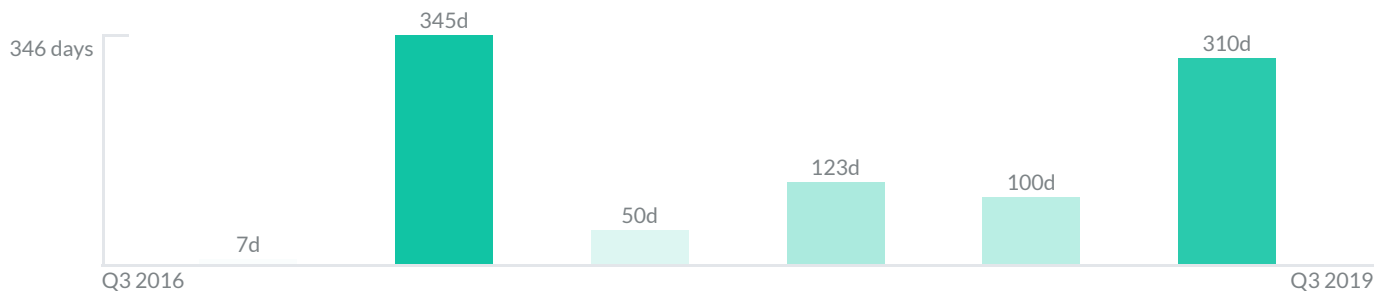
The property stats graph represents the median price evolution since ten years in your postal code area.



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 |
|--------------------------------------|---|-------------------------------------|
| School For Advanced Studies in Music | De Hostos Youth Leadership Charter School | Artistic Culture Senior High School |
| 10/10 | 1/10 | 10/10 |

Insights

IN ICON BAY

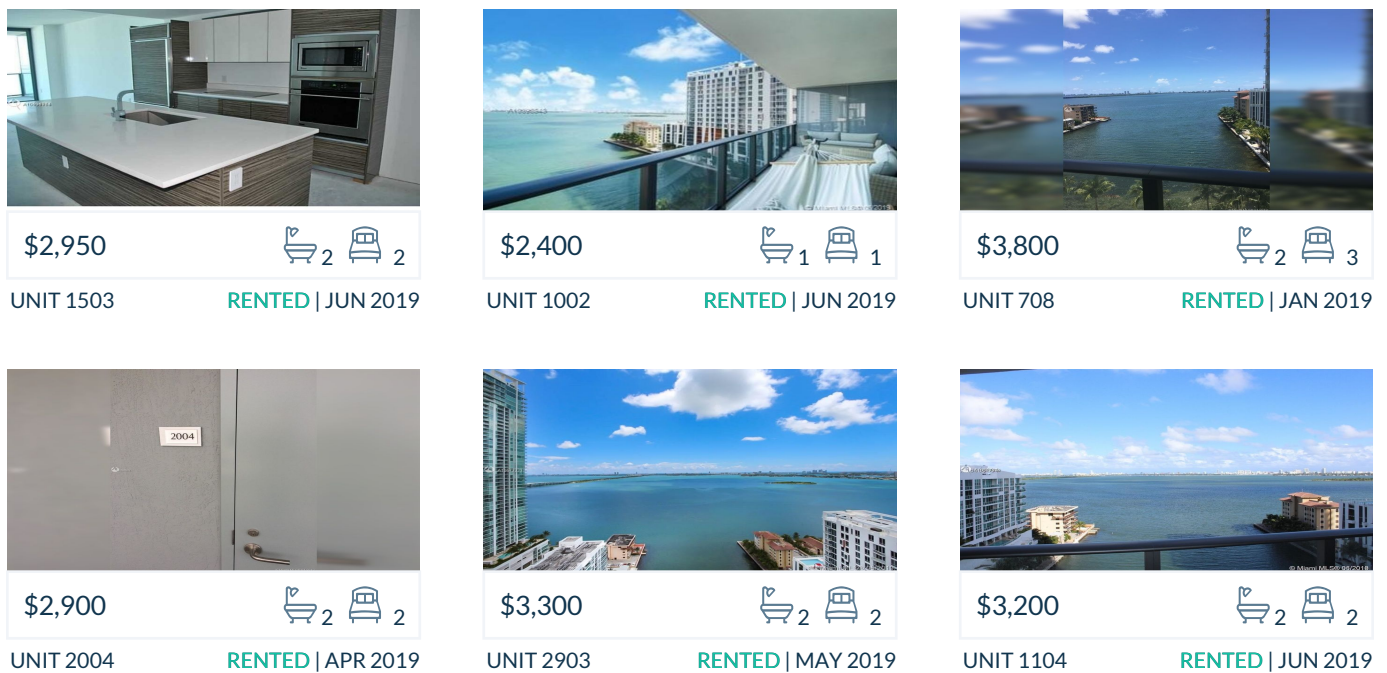
Below the average listing prices of available unit per property type.



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 |
|------|-------------|------------|---------|-------|-------------|----------------|
| 408 | \$589,900 | 3/2 | \$422.9 | 1,395 | Jul 2019 | 44 |
| 606 | \$460,000 | 2/2 | \$428.7 | 1,073 | Jul 2019 | 266 |
| 2001 | \$630,000 | 2/2 | \$480.5 | 1,311 | Jul 2019 | 621 |
| 1001 | \$525,000 | 2/2 | \$400.5 | 1,311 | May 2019 | 188 |
| 3807 | \$530,000 | 2/2 | \$451.8 | 1,173 | Apr 2019 | 11 |
| 2607 | \$549,000 | 2/2 | \$501.4 | 1,095 | Feb 2019 | 116 |
| 1105 | \$530,000 | 2/2 | \$463.7 | 1,143 | Feb 2019 | 129 |
| 4002 | \$1,290,000 | 5/4 | \$573.8 | 2,248 | Dec 2018 | 9 |
| 405 | \$499,000 | 2/2 | \$436.6 | 1,143 | Dec 2018 | 65 |
| 1103 | \$515,000 | 2/2 | \$465.2 | 1,107 | Oct 2018 | 75 |
| 3702 | \$539,000 | 1/1 | \$554.0 | 973 | Oct 2016 | 339 |
| 705 | \$575,000 | 2/2 | \$476.0 | 1,208 | Oct 2016 | 350 |
| 907 | \$538,000 | 2/2 | \$455.9 | 1,180 | Sep 2016 | 7 |
| 2601 | \$810,000 | 2/2 | \$564.5 | 1,435 | Oct 2015 | 28 |
| 2401 | \$850,000 | 2/2 | \$592.3 | 1,435 | Oct 2015 | 35 |

Rented

LAST 20 PROPERTIES RENTED IN ICON BAY

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 1503 | \$2,950 | 2/2 | \$2.7 | 1,107 | Aug 2019 | 7 |
| 1002 | \$2,400 | 1/1 | \$2.8 | 854 | Aug 2019 | 42 |
| 708 | \$3,800 | 3/2 | \$2.7 | 1,395 | Aug 2019 | 183 |
| 2004 | \$2,900 | 2/2 | \$2.6 | 1,104 | Aug 2019 | 87 |
| 2903 | \$3,300 | 2/2 | \$3.0 | 1,107 | Aug 2019 | 59 |
| 1104 | \$3,200 | 2/2 | \$2.9 | 1,104 | Aug 2019 | 29 |
| 2706 | \$2,850 | 2/2 | \$2.7 | 1,073 | Aug 2019 | 9 |
| 3006 | \$3,000 | 2/2 | \$2.8 | 1,073 | Aug 2019 | 13 |
| 4201 | \$8,250 | 4/4 | \$3.6 | 2,264 | Jul 2019 | 95 |
| 3403 | \$2,950 | 2/2 | \$2.7 | 1,107 | Jul 2019 | 51 |
| 2504 | \$3,100 | 2/2 | \$2.8 | 1,104 | Jul 2019 | 48 |
| 807 | \$2,900 | 2/2 | \$2.6 | 1,095 | Jul 2019 | 45 |
| 305 | \$3,100 | 1/2 | \$2.6 | 1,190 | Jul 2019 | 75 |
| 1007 | \$3,000 | 2/2 | \$2.7 | 1,095 | Jul 2019 | 98 |
| 2102 | \$2,450 | 1/1 | \$2.5 | 964 | Jul 2019 | 9 |
| 1608 | \$3,695 | 3/2 | \$2.4 | 1,530 | Jun 2019 | 37 |
| 3902 | \$2,800 | 1/1 | \$3.3 | 854 | Jun 2019 | 53 |
| 3807 | \$3,200 | 2/2 | \$2.9 | 1,095 | Jun 2019 | 80 |
| 3005 | \$3,300 | 2/2 | \$2.7 | 1,208 | Jun 2019 | 44 |
| 2501 | \$3,750 | 2/2 | \$2.6 | 1,435 | Jun 2019 | 45 |

Currently Listed

ACTIVE LISTINGS 1/4

| 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 |
| PH-4... | \$1,495,000 | 4/4 | \$664.4 | 2250 | Mar 2019 | N/A |
| 404 | \$399,900 | 2/2 | \$423.2 | 945 | Jun 2019 | N/A |
| 407 | \$450,000 | 2/2 | \$381.4 | 1180 | Feb 2019 | N/A |
| 507 | \$549,900 | 2/2 | \$502.2 | 1095 | Aug 2019 | N/A |
| 601 | \$2,400/mth | 2/2 | \$2.7 | 882 | Jul 2019 | N/A |
| 603 | \$2,199/mth | 2/2 | \$2.8 | 785 | Mar 2019 | N/A |
| 608 | \$820,000 | 3/2 | \$587.8 | 1395 | Apr 2018 | N/A |
| 702 | \$399,000 | 1/1 | \$467.2 | 854 | Aug 2019 | N/A |
| 704 | \$459,000 | 2/2 | \$321.2 | 1429 | Jun 2019 | N/A |
| 704 | \$2,400/mth | 2/2 | \$1.7 | 1429 | Jun 2019 | N/A |
| 704 | \$525,000 | 2/2 | \$475.5 | 1104 | Jul 2019 | N/A |
| 705 | \$2,600/mth | 2/2 | \$2.7 | 955 | Jul 2019 | N/A |
| 707 | \$2,800/mth | 2/2 | \$2.5 | 1107 | Jul 2019 | N/A |
| 708 | \$775,000 | 3/2 | \$555.6 | 1395 | Jan 2019 | N/A |
| 805 | \$667,000 | 2/2 | \$583.6 | 1143 | Apr 2019 | N/A |
| 901 | \$3,400/mth | 2/2 | N/A | N/A | Aug 2019 | N/A |
| 903 | \$2,900/mth | 2/2 | \$2.6 | 1107 | Jun 2019 | N/A |
| 903 | \$500,000 | 2/2 | \$451.7 | 1107 | Jul 2019 | N/A |

Currently Listed

ACTIVE LISTINGS 2/4

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|----------------|
| 904 | \$492,000 | 2/2 | \$445.7 | 1104 | Jul 2017 | N/A |
| 1002 | \$420,000 | 1/1 | \$491.8 | 854 | Feb 2019 | N/A |
| 1008 | \$4,050/mth | 3/2 | \$2.6 | 1530 | Aug 2019 | N/A |
| 1008 | \$735,000 | 3/2 | \$526.9 | 1395 | Aug 2019 | N/A |
| 1102 | \$474,000 | 1/1 | \$487.2 | 973 | Nov 2017 | N/A |
| 1106 | \$499,000 | 2/2 | \$465.1 | 1073 | Jul 2019 | N/A |
| 1108 | \$739,000 | 3/2 | \$529.7 | 1395 | Dec 2017 | N/A |
| 1202 | \$2,700/mth | 1/1 | \$3.2 | 854 | Aug 2019 | N/A |
| 1208 | \$950,000 | 3/2 | \$681.0 | 1395 | Jul 2019 | N/A |
| 1401 | \$598,900 | 2/2 | \$456.8 | 1311 | May 2019 | N/A |
| 1507 | \$520,000 | 2/2 | \$474.9 | 1095 | Aug 2018 | N/A |
| 1602 | \$489,000 | 1/1 | \$572.6 | 854 | Jul 2017 | N/A |
| 1608 | \$749,900 | 3/2 | \$490.1 | 1530 | Sep 2016 | N/A |
| 1701 | \$4,000/mth | 2/2 | \$2.8 | 1435 | Jun 2019 | N/A |
| 1806 | \$3,250/mth | 2/2 | N/A | N/A | Aug 2019 | N/A |
| 1808 | \$1,035,000 | 3/2 | \$741.9 | 1395 | Jan 2018 | ROGERIO JOS... |
| 1907 | \$3,500/mth | 2/2 | \$3.2 | 1095 | May 2019 | N/A |
| 1907 | \$630,000 | 2/2 | \$575.3 | 1095 | Aug 2019 | N/A |
| 2102 | \$495,000 | 1/1 | \$438.4 | 1129 | Mar 2019 | N/A |
| 2302 | \$399,000 | 1/1 | \$467.2 | 854 | Aug 2018 | N/A |

Currently Listed

ACTIVE LISTINGS 3/4

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|---------------|
| 2305 | \$535,000 | 2/2 | \$468.1 | 1143 | May 2019 | N/A |
| 2402 | \$480,000 | 1/1 | \$497.9 | 964 | Feb 2019 | N/A |
| 2404 | \$2,900/mth | 2/2 | N/A | N/A | Jul 2019 | N/A |
| 2408 | \$4,500/mth | 3/2 | \$3.2 | 1395 | Jun 2019 | N/A |
| 2501 | \$749,000 | 2/2 | \$522.0 | 1435 | Oct 2018 | N/A |
| 2604 | \$3,500/mth | 2/2 | \$3.2 | 1104 | Aug 2019 | N/A |
| 2708 | \$1,200,000 | 3/2 | \$860.2 | 1395 | Jan 2018 | RAFAEL TOH... |
| 2807 | \$3,200/mth | 2/2 | \$2.7 | 1193 | Jul 2019 | N/A |
| 2906 | \$850,000 | 2/2 | \$792.2 | 1073 | Jul 2019 | N/A |
| 3108 | \$4,650/mth | 3/2 | \$3.3 | 1395 | Apr 2019 | N/A |
| 3208 | \$749,000 | 3/2 | \$489.5 | 1530 | Nov 2018 | N/A |
| 3303 | \$3,150/mth | 2/2 | \$2.8 | 1107 | Aug 2019 | N/A |
| 3305 | \$585,000 | 2/2 | \$511.8 | 1143 | May 2019 | N/A |
| 3308 | \$750,000 | 2/2 | \$537.6 | 1395 | Jun 2019 | N/A |
| 3408 | \$799,000 | 3/2 | \$572.8 | 1395 | Mar 2019 | N/A |
| 3603 | \$599,000 | 2/2 | \$541.1 | 1107 | Apr 2018 | N/A |
| 3607 | \$890,000 | 2/2 | \$812.8 | 1095 | Apr 2016 | N/A |
| 3703 | \$3,200/mth | 2/2 | \$2.9 | 1107 | Jul 2019 | N/A |
| 3704 | \$679,000 | 2/2 | \$615.0 | 1104 | Mar 2019 | N/A |
| 3708 | \$4,400/mth | 3/2 | \$3.2 | 1395 | Apr 2019 | N/A |

Currently Listed

ACTIVE LISTINGS 4/4

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-------|
| 3808 | \$980,000 | 3/2 | \$702.5 | 1395 | Jul 2019 | N/A |
| 3906 | \$669,000 | 2/2 | \$623.5 | 1073 | Nov 2018 | N/A |
| 4102 | \$1,590,000 | 5/4 | \$707.3 | 2248 | Jul 2019 | N/A |
| 4102 | \$8,000/mth | 5/4 | \$3.6 | 2248 | Jul 2019 | N/A |