

# Market Report

August, 2020



## Icon Bay

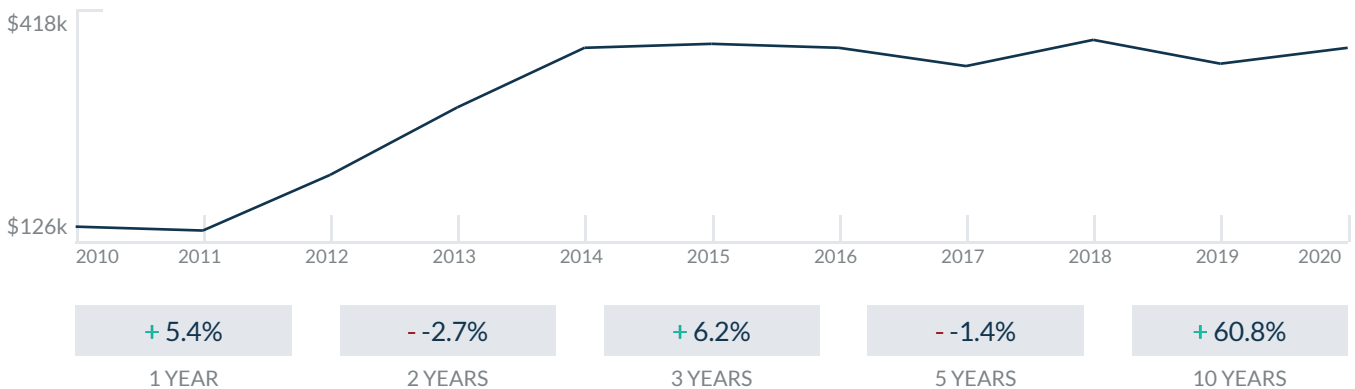
460 NE 28 St  
Miami, FL 33137

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](http://iconbaymiamicondosforsale.com).

## Property Stats

POSTAL CODE 33137

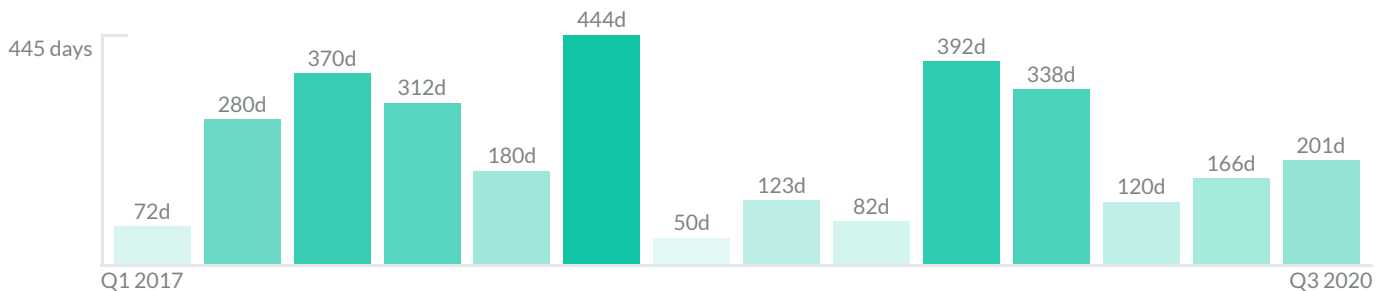
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

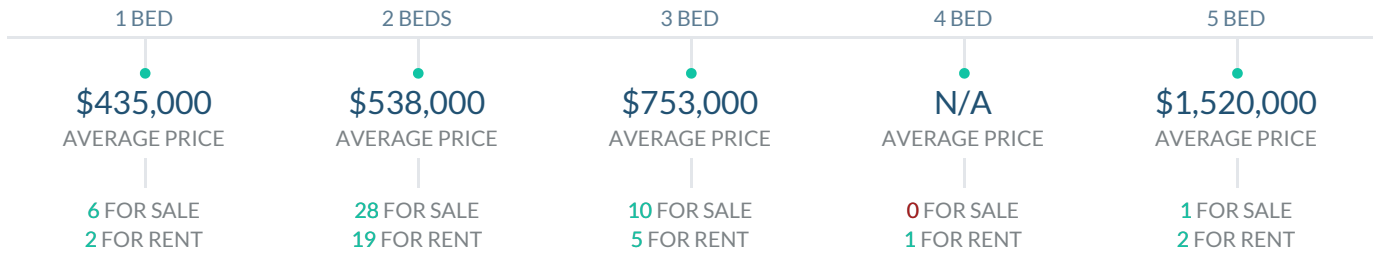
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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.



-213.7% to 48.3%

CAP RATE

Yearly net income when rent

5.6%

NEGOTIABILITY

What you can negotiate

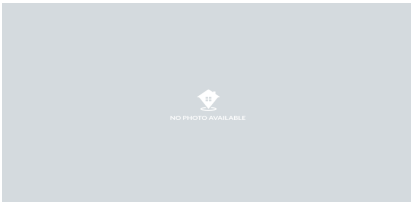


Sale within the last month

# Activity

SOLD OR RENTED

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




\$3,100

UNIT 2005

RENTED | JUL 2020

2 Bathrooms, 2 Bedrooms




\$689,000

UNIT 3306

SOLD | JUL 2020

2 Bathrooms, 2 Bedrooms




\$499,900

UNIT 1405

SOLD | JUL 2020

2 Bathrooms, 2 Bedrooms




\$4,500

UNIT 2408

RENTED | JUL 2020

3 Bathrooms, 3 Bedrooms




\$3,200

UNIT 2106

RENTED | JUL 2020

2 Bathrooms, 2 Bedrooms



\$500,000

UNIT 2204

SOLD | JUL 2020

2 Bathrooms, 2 Bedrooms

## Sold

LAST 20 PROPERTIES SOLD IN ICON BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3306	\$689,000	2/2	\$642.1	1,073	Jul 2020	230
1405	\$499,900	2/2	\$437.4	1,143	Jul 2020	171
2204	\$500,000	2/2	\$452.9	1,104	Jun 2020	141
1505	\$480,000	2/2	\$419.9	1,143	Jun 2020	141
PH40...	\$1,500,000	5/4	\$639.4	2,346	Jun 2020	176
3408	\$749,000	3/3	\$536.9	1,395	May 2020	176
1508	\$609,000	3/3	N/A	N/A	May 2020	65
3305	\$550,000	2/2	\$481.2	1,143	Apr 2020	299
3803	\$550,000	2/2	\$496.8	1,107	Mar 2020	32
1106	\$499,000	2/2	\$465.1	1,073	Mar 2020	177
604	\$390,000	2/2	\$412.7	945	Feb 2020	117
404	\$380,000	2/2	\$402.1	945	Feb 2020	182
1801	\$560,000	2/2	\$427.2	1,311	Feb 2020	75
702	\$399,000	1/1	\$467.2	854	Jan 2020	134
3208	\$600,000	3/3	\$392.2	1,530	Dec 2019	393
407	\$450,000	2/2	\$411.0	1,095	Dec 2019	291
2205	\$530,000	2/2	\$463.7	1,143	Dec 2019	217
1507	\$499,000	2/2	\$455.7	1,095	Dec 2019	450
3903	\$525,000	2/2	\$474.3	1,107	Sep 2019	408
408	\$589,900	3/3	\$422.9	1,395	Jul 2019	44

## Rented

LAST 20 PROPERTIES RENTED IN ICON BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2005	\$3,100	2/2	\$2.6	1,208	Jul 2020	37
2408	\$4,500	3/3	\$3.2	1,395	Jul 2020	176
2106	\$3,200	2/2	\$3.0	1,073	Jun 2020	110
3303	\$3,300	2/2	\$3.0	1,107	Jun 2020	94
2402	\$2,450	1/2	\$2.5	973	Jun 2020	6
3104	\$3,075	2/2	\$2.8	1,104	Jun 2020	15
3804	\$3,300	2/2	\$3.0	1,104	May 2020	19
3302	\$2,650	1/2	\$2.7	973	May 2020	48
1608	\$3,900	3/3	\$2.5	1,530	May 2020	56
1907	\$1,990	2/2	\$1.8	1,095	May 2020	2
601	\$2,100	2/2	\$2.4	882	May 2020	126
3705	\$3,250	2/2	\$2.8	1,143	May 2020	12
1202	\$2,700	1/2	\$3.2	854	May 2020	36
2207	\$3,000	2/2	\$2.7	1,095	Apr 2020	44
3201	\$4,000	2/2	\$3.1	1,311	Apr 2020	35
907	\$3,450	2/2	\$2.9	1,200	Apr 2020	27
3108	\$4,250	3/3	\$3.0	1,395	Apr 2020	30
2708	\$4,500	3/3	\$3.2	1,395	Mar 2020	99
3105	\$4,100	2/2	\$3.6	1,143	Mar 2020	53
4203	\$7,800	5/4	\$3.5	2,250	Feb 2020	63

## Currently Listed

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ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
UPH...	\$19,500/mth	4/5	\$7.2	2714	Jul 2020	FEDERICO DE...
301	\$900/mth	2/2	\$1.0	882	Jul 2020	RITA E PEDRO...
307	\$3,500/mth	1/2	\$3.9	900	Feb 2020	N/A
307	\$3,000/mth	1/2	\$3.3	900	Jun 2020	N/A
308	\$599,000	3/3	\$429.4	1395	Jul 2020	EDUARDO A P...
506	\$495,000	2/2	\$461.3	1073	Feb 2020	EDUARDO UG...
507	\$500,000	2/2	\$456.6	1095	Feb 2020	
507	\$500,000	2/2	\$456.6	1095	Jul 2020	
507	\$3,200/mth	2/2	\$2.9	1095	Jul 2020	
602	\$375,000	1/2	\$439.1	854	Jul 2020	MONICA R HA...
608	\$820,000	3/3	\$587.8	1395	Jun 2020	GABRIEL SETT...
708	\$624,000	3/3	\$447.3	1395	Jul 2020	N/A
805	\$645,000	2/2	\$564.3	1143	Jul 2020	MARC KIRSTEN
805	\$3,700/mth	2/2	\$3.2	1143	Feb 2020	MARC KIRSTEN
904	\$492,000	2/2	\$445.7	1104	Feb 2020	N/A
1006	\$3,200	2/2	\$3.0	1073	Jul 2020	ALBERTO FER...
1008	\$685,900	3/3	\$491.7	1395	Feb 2020	EUGENIO PIN...
1008	\$4,750/mth	3/3	\$3.1	1530	Feb 2020	EUGENIO PIN...
1008	\$4,250/mth	3/3	\$3.0	1395	Jul 2020	EUGENIO PIN...
1108	\$660,000	3/3	\$473.1	1395	Jun 2020	N/A

## Currently Listed

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ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1201	\$725,000	2/2	\$553.0	1311	Jun 2020	SARA ATAIE A...
1201	\$4,000/mth	2/2	\$3.1	1311	Jun 2020	SARA ATAIE A...
1208	\$949,000	3/3	\$680.3	1395	Jul 2020	ALEXANDROS...
1401	\$598,900	2/2	\$456.8	1311	Feb 2020	LLC MULTIFL...
1602	\$479,000	1/2	\$560.9	854	Jul 2020	JUAN ROVIRA
1604	\$2,950/mth	2/2	\$2.7	1104	Jul 2020	
1607	\$520,000	2/2	\$474.9	1095	Feb 2020	NATALIA FER...
1607	\$499,000	2/2	\$455.7	1095	Jul 2020	NATALIA FER...
1608	\$729,900	3/3	\$477.1	1530	Feb 2020	
1608	\$729,900	3/3	N/A	N/A	Jun 2020	
1707	\$3,300/mth	2/2	\$3.0	1095	Jul 2020	OCTAVIO RAS...
1808	\$4,200/mth	3/3	\$3.0	1395	Jul 2020	ROGERIO JOS...
1907	\$569,000	2/2	\$519.6	1095	Jul 2020	GUSTAVO H C...
2001	\$3,850/mth	3/2	\$2.9	1311	Jun 2020	N/A
2003	\$3,100/mth	2/2	\$2.8	1107	Jul 2020	FRANCISCO J...
2101	\$650,000	2/2	\$495.8	1311	Jul 2020	ICONBAY UNI...
2102	\$450,000	1/2	\$398.6	1129	Jul 2020	GABRIEL A DE...
2107	\$579,999	2/2	\$529.7	1095	Jul 2020	ICONBAY UNI...
2302	\$389,000	1/2	\$455.5	854	Jun 2020	
2407	\$539,000	2/2	\$492.2	1095	Jun 2020	MARCO BERT...

## Currently Listed

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ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2501	\$699,000	2/2	\$487.1	1435	Jun 2020	N/A
2503	\$3,000/mth	2/2	\$2.7	1107	Jul 2020	BARDHALL LU...
2507	\$3,350	2/2	\$3.1	1095	Jul 2020	JORGE JAVIE...
2507	\$3,300/mth	2/2	\$3.0	1095	Feb 2020	JORGE JAVIE...
2604	\$559,900	2/2	\$507.2	1104	Jul 2020	JULI DANIELS...
2604	\$3,550	2/2	\$3.2	1104	Jul 2020	JULI DANIELS...
2604	\$3,600/mth	2/2	\$3.3	1104	Jun 2020	JULI DANIELS...
2704	\$585,000	2/2	\$529.9	1104	Jul 2020	ICONBAY UNI...
2806	\$3,650/mth	2/2	\$3.4	1073	Jul 2020	JOSE A. CUEVA
2807	\$535,000	2/2	\$448.4	1193	Jul 2020	LASSANA DIA...
2906	\$649,000	2/2	\$604.8	1073	Jun 2020	GASTON MIC...
2906	\$3,450/mth	2/2	\$3.2	1073	Jul 2020	GASTON MIC...
2906	\$3,425/mth	2/2	\$3.2	1073	Jul 2020	GASTON MIC...
3105	\$650,000	2/2	\$568.7	1143	Jul 2020	
3301	\$4,000/mth	2/2	\$3.1	1311	Jul 2020	RAINER N FIL...
3306	\$3,695/mth	2/2	\$3.4	1073	Jun 2020	N/A
3308	\$750,000	3/3	\$537.6	1395	Jun 2020	EDUARDO AR...
3402	\$449,000	1/1	N/A	N/A	Jul 2020	DAVID SHABO
3406	\$725,000	2/2	\$675.7	1073	Jul 2020	
3603	\$550,000	2/2	\$496.8	1107	Jul 2020	



## Currently Listed

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ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3607	\$799,000	2/2	\$729.7	1095	Jul 2020	ROSSANO AM...
3702	\$469,900	1/2	\$550.2	854	Jul 2020	HILMI FIRAT...
3703	\$3,300/mth	2/2	\$3.0	1107	Jun 2020	
3703	\$3,300/mth	2/2	\$3.0	1107	Jul 2020	
3704	\$590,000	2/2	\$534.4	1104	Jul 2020	ANDERS SAM...
3704	\$3,450/mth	2/2	\$3.1	1104	Jul 2020	ANDERS SAM...
3706	\$680,000	2/2	N/A	N/A	Jun 2020	FABRIZIO MA...
3801	\$725,000	2/2	N/A	N/A	Jul 2020	ALESSANDRO...
3803	\$3,250/mth	2/2	\$2.9	1107	Feb 2020	
3808	\$980,000	3/3	\$702.5	1395	Jul 2020	JORGE CHAB...
3906	\$4,950/mth	3/2	\$4.6	1073	Jun 2020	N/A
4003	\$7,950/mth	5/4	\$3.4	2346	Jun 2020	SYLVIO MARI...
4102	\$1,520,000	5/4	\$676.2	2248	Jul 2020	
4102	\$7,500/mth	5/4	\$3.3	2248	Jun 2020	