



## Icon Bay

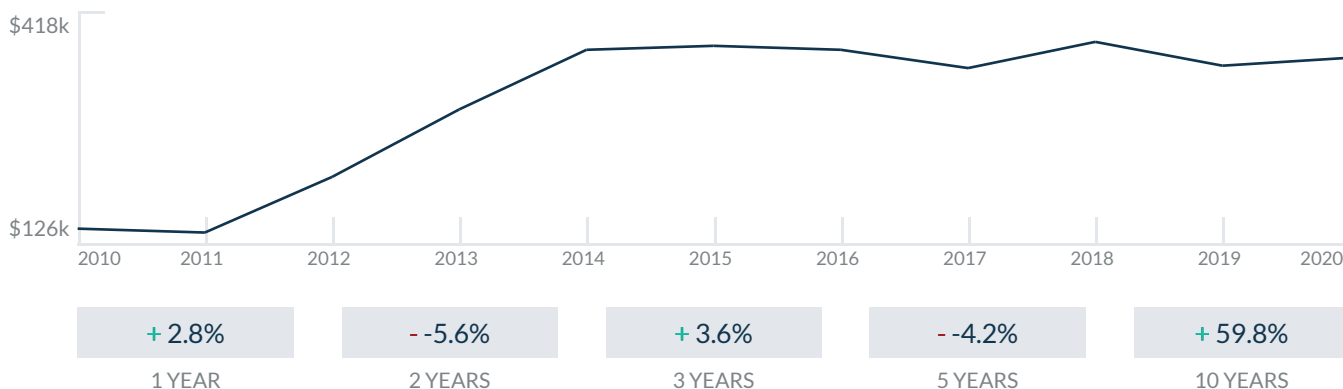
460 NE 28 St  
Miami, FL 33137

Every month we compile this comprehensive market report focus on Icon Bay in this convenient and easy to read format. Our data 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

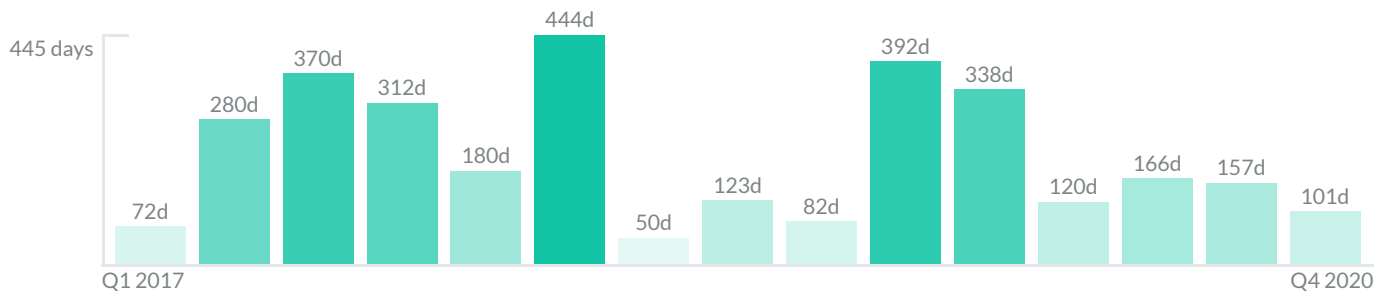
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

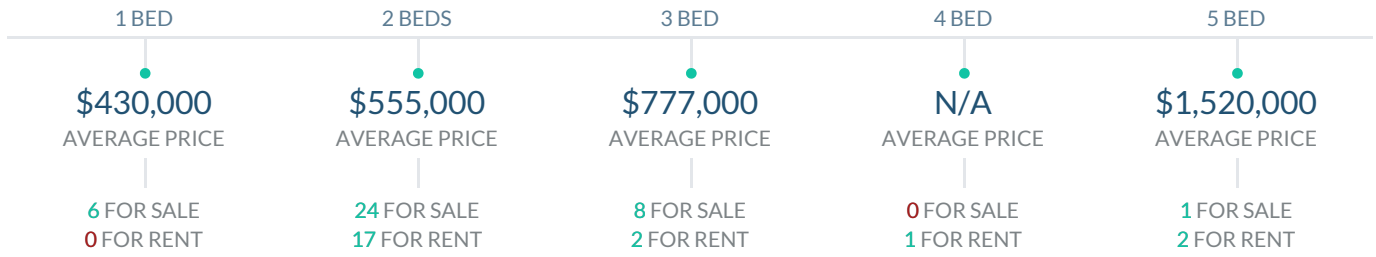
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

School Name	Rating
School For Advanced Studies	10/10
De Hostos Youth Leadership Charter School	1/10
Art and Culture Senior High School	10/10

# Insights

IN ICON BAY

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



-213.7% to 46.8%

CAP RATE

Yearly net income when rent

6.3%

NEGOTIABILITY

What you can negotiate

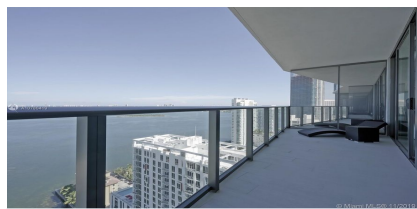


Sale within the last month

# Activity

SOLD OR RENTED

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

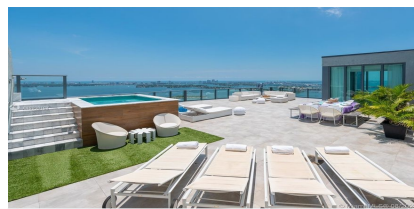


\$3,650



UNIT 2806

RENTED | OCT 2020

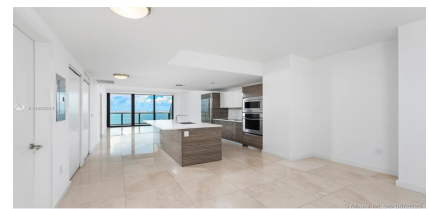


\$3,895,000



UNIT 4304

SOLD | OCT 2020



\$550,000



UNIT 3505

SOLD | OCT 2020

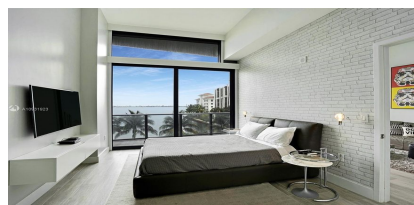


\$3,100



UNIT 3004

RENTED | OCT 2020



\$3,000



UNIT 307

RENTED | OCT 2020



\$585,000



UNIT 2704

SOLD | OCT 2020

## Sold

LAST 20 PROPERTIES SOLD IN ICON BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
4304	\$3,895,000	4/5	\$1,516.2	2,569	Oct 2020	44
3505	\$550,000	2/2	\$481.2	1,143	Oct 2020	5
2704	\$585,000	2/2	\$529.9	1,104	Oct 2020	253
2203	\$3,170	2/2	\$2.9	1,107	Aug 2020	69
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

## Rented

LAST 20 PROPERTIES RENTED IN ICON BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2806	\$3,650	2/2	\$3.4	1,073	Oct 2020	315
3004	\$3,100	2/2	\$2.6	1,173	Oct 2020	26
307	\$3,000	1/2	\$3.3	900	Oct 2020	22
3106	\$3,700	2/2	\$3.4	1,073	Oct 2020	51
3301	\$4,000	2/2	\$3.1	1,311	Oct 2020	74
3002	\$2,550	1/2	\$3.0	854	Oct 2020	27
1002	\$2,400	1/1	\$2.8	854	Sep 2020	42
3504	\$3,150	2/2	\$2.9	1,104	Sep 2020	22
1604	\$2,950	2/2	\$2.7	1,104	Sep 2020	12
1208	\$4,750	3/3	\$3.4	1,395	Sep 2020	26
2503	\$3,000	2/2	\$2.7	1,107	Sep 2020	18
1808	\$4,200	3/3	\$3.0	1,395	Sep 2020	50
2804	\$3,075	2/2	\$2.8	1,104	Sep 2020	15
902	\$2,550	1/1	\$3.0	854	Aug 2020	33
2206	\$3,000	2/2	\$2.6	1,168	Aug 2020	33
3906	\$3,500	2/2	\$3.3	1,073	Aug 2020	103
1707	\$3,300	2/2	\$3.0	1,095	Aug 2020	53
2906	\$3,350	2/2	\$3.1	1,073	Aug 2020	31
2005	\$3,100	2/2	\$2.6	1,208	Jul 2020	37
2504	\$3,100	2/2	\$2.8	1,104	Jul 2020	20

## 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	Sep 2020	FEDERICO DE...
301	\$900/mth	2/2	\$1.0	882	Sep 2020	RITA E PEDRO...
507	\$500,000	2/2	\$456.6	1095	Oct 2020	
507	\$3,200/mth	2/2	\$2.9	1095	Sep 2020	
602	\$375,000	1/2	\$439.1	854	Sep 2020	MONICA R HA...
608	\$820,000	3/3	\$587.8	1395	Sep 2020	GABRIEL SETT...
702	\$425,000	1/1	\$497.7	854	Oct 2020	N/A
708	\$624,000	3/3	\$447.3	1395	Sep 2020	N/A
801	\$3,300/mth	2/2	\$2.5	1311	Sep 2020	GERMAN OLA...
805	\$645,000	2/2	\$564.3	1143	Oct 2020	MARC KIRSTEN
807	\$499,999	2/2	\$456.6	1095	Oct 2020	
1008	\$4,250/mth	3/3	\$3.0	1395	Sep 2020	EUGENIO PIN...
1108	\$660,000	3/3	\$473.1	1395	Sep 2020	N/A
1201	\$725,000	2/2	\$553.0	1311	Sep 2020	SARA ATAIE A...
1201	\$4,000/mth	2/2	\$3.1	1311	Sep 2020	SARA ATAIE A...
1201	\$635,000	2/2	\$484.4	1311	Oct 2020	SARA ATAIE A...
1201	\$4,000/mth	2/2	\$3.1	1311	Oct 2020	SARA ATAIE A...
1206	\$2,900/mth	2/2	\$2.7	1073	Oct 2020	DIANA VISSER
1208	\$949,000	3/3	\$680.3	1395	Sep 2020	ALEXANDROS...
1602	\$479,000	1/2	\$560.9	854	Sep 2020	JUAN ROVIRA

## Currently Listed

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ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1607	\$499,000	2/2	\$455.7	1095	Sep 2020	NATALIA FER...
1608	\$729,900	3/3	\$523.2	1395	Sep 2020	
1806	\$3,150/mth	2/2	\$2.9	1073	Sep 2020	
1907	\$569,000	2/2	\$519.6	1095	Sep 2020	GUSTAVO H C...
2001	\$3,850/mth	3/2	\$2.9	1311	Sep 2020	N/A
2003	\$3,100/mth	2/2	\$2.8	1107	Sep 2020	FRANCISCO J...
2101	\$650,000	2/2	\$495.8	1311	Sep 2020	ICONBAY UNI...
2102	\$450,000	1/2	\$398.6	1129	Sep 2020	GABRIEL A DE...
2107	\$579,999	2/2	\$529.7	1095	Sep 2020	ICONBAY UNI...
2302	\$399,000	1/2	\$467.2	854	Oct 2020	
2401	\$3,800/mth	2/2	\$2.9	1311	Oct 2020	N/A
2407	\$539,000	2/2	\$492.2	1095	Sep 2020	MARCO BERT...
2501	\$699,000	2/2	\$487.1	1435	Oct 2020	N/A
2507	\$3,350	2/2	\$3.1	1095	Aug 2020	JORGE JAVIE...
2604	\$559,900	2/2	\$507.2	1104	Sep 2020	JULI DANIELS...
2604	\$3,550	2/2	\$3.2	1104	Jul 2020	JULI DANIELS...
2604	\$3,600/mth	2/2	\$3.3	1104	Sep 2020	JULI DANIELS...
2705	\$527,000	2/2	\$461.1	1143	Oct 2020	BRUNO SILVE...
2807	\$535,000	2/2	\$448.4	1193	Sep 2020	LASSANA DIA...
2906	\$649,000	2/2	\$604.8	1073	Sep 2020	GASTON MIC...

## Currently Listed

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ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2906	\$3,450/mth	2/2	\$3.2	1073	Sep 2020	GASTON MIC...
3105	\$650,000	2/2	\$568.7	1143	Oct 2020	
3306	\$3,695/mth	2/2	\$3.4	1073	Sep 2020	N/A
3307	\$545,900	2/2	\$498.5	1095	Oct 2020	N/A
3308	\$750,000	3/3	\$537.6	1395	Sep 2020	EDUARDO AR...
3402	\$449,000	1/1	N/A	N/A	Sep 2020	DAVID SHABO
3406	\$725,000	2/2	\$675.7	1073	Sep 2020	
3505	\$3,200/mth	2/2	\$2.8	1143	Oct 2020	MERCEDES A...
3603	\$550,000	2/2	\$496.8	1107	Sep 2020	
3607	\$749,000	2/2	\$684.0	1095	Sep 2020	ROSSANO AM...
3607	\$3,200/mth	2/2	\$2.9	1095	Oct 2020	ROSSANO AM...
3703	\$3,300/mth	2/2	\$3.0	1107	Sep 2020	
3703	\$3,300/mth	2/2	\$3.0	1107	Sep 2020	
3704	\$590,000	2/2	\$534.4	1104	Sep 2020	ANDERS SAM...
3704	\$3,450/mth	2/2	\$3.1	1104	Sep 2020	ANDERS SAM...
3706	\$680,000	2/2	N/A	N/A	Sep 2020	FABRIZIO MA...
3708	\$795,000	3/3	\$569.9	1395	Oct 2020	N/A
3808	\$890,000	3/3	\$638.0	1395	Sep 2020	JORGE CHAB...
4003	\$7,950/mth	5/4	\$3.4	2346	Sep 2020	SYLVIO MARI...
4102	\$1,520,000	5/4	\$676.2	2248	Sep 2020	



## Currently Listed

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ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4102	\$7,500/mth	5/4	\$3.3	2248	Sep 2020	