

Market Report

February, 2021



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

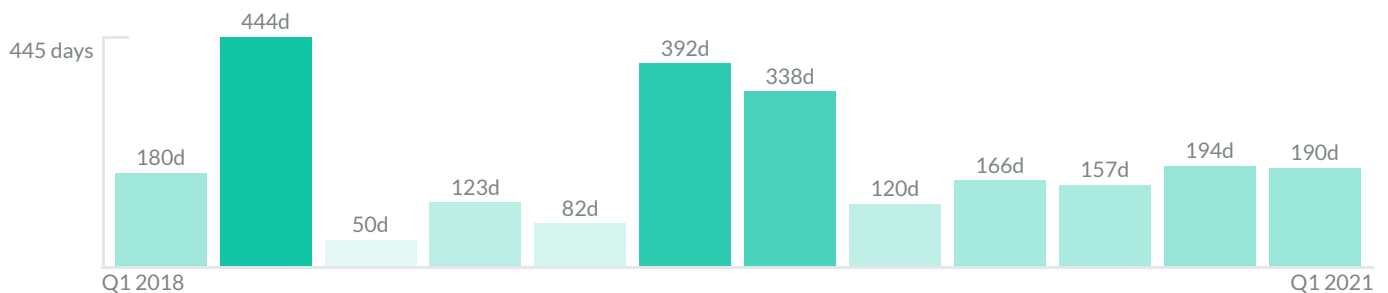
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

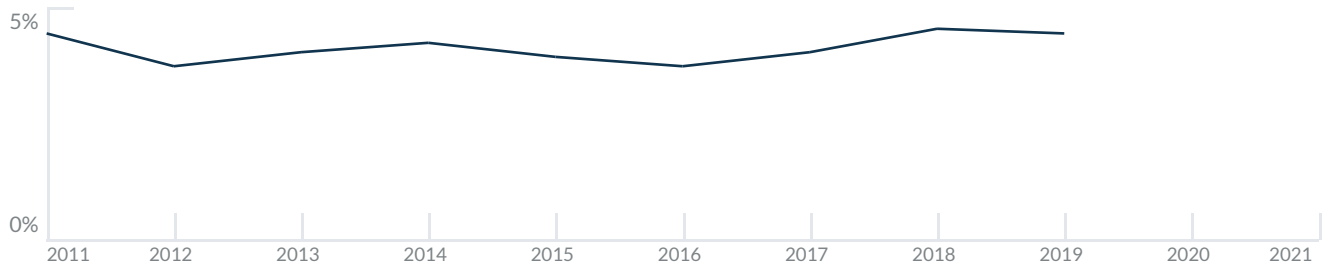


Mortgage Rates

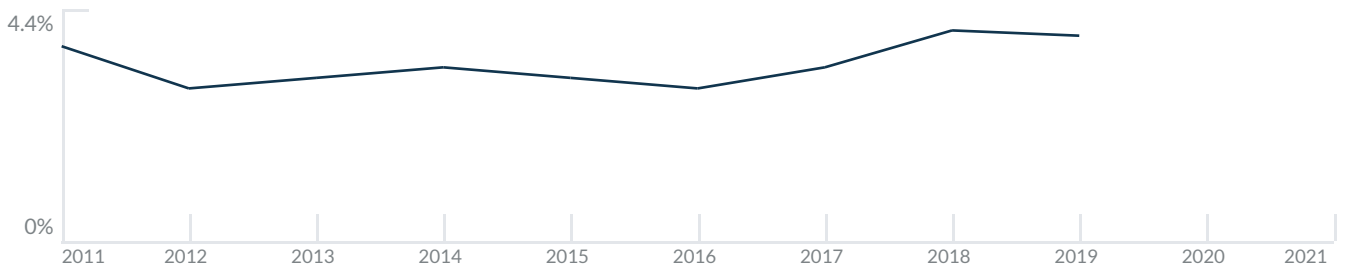
PER YEAR

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©

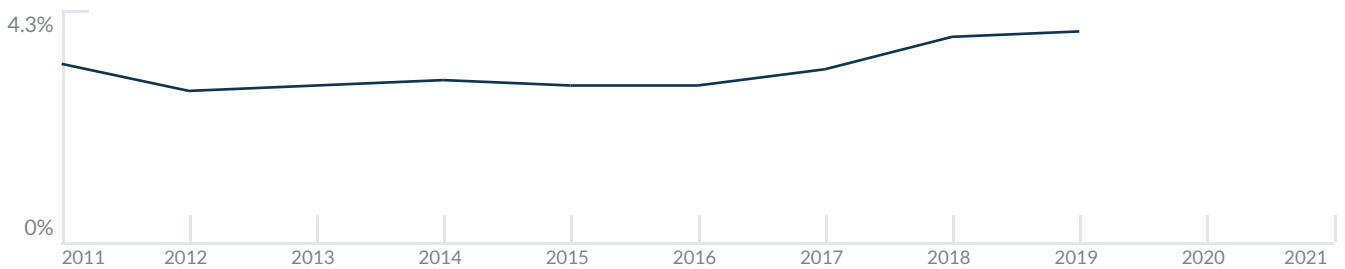
30 YEARS FIXED 4.4%



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 Math	De Hostos Youth Leadership Charter School	Art and Culture Senior High School
10/10	1/10	10/10

Insights

IN ICON BAY

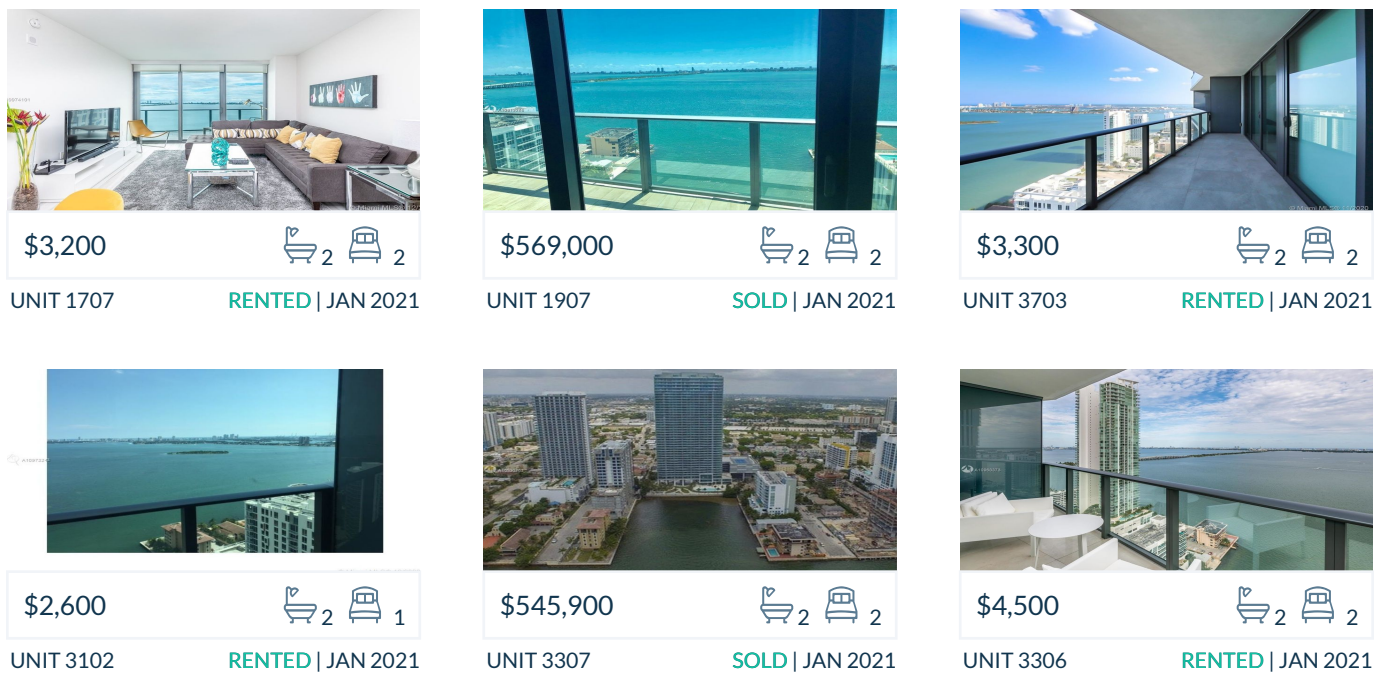
Below the average listing prices of available unit per property type.



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
1907	\$569,000	2/2	\$519.6	1,095	Jan 2021	326
3307	\$545,900	2/2	\$498.5	1,095	Jan 2021	54
4303	\$2,500,000	5/4	\$1,111.1	2,250	Dec 2020	5
2302	\$399,000	1/2	\$467.2	854	Dec 2020	395
3801	\$699,000	2/2	\$533.2	1,311	Dec 2020	324
2101	\$650,000	2/2	\$495.8	1,311	Dec 2020	311
308	\$599,000	3/3	\$429.4	1,395	Dec 2020	67
3702	\$449,900	1/2	\$526.8	854	Nov 2020	345
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

Rented

LAST 20 PROPERTIES RENTED IN ICON BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1707	\$3,200	2/2	\$2.9	1,095	Jan 2021	15
3703	\$3,300	2/2	\$3.0	1,107	Jan 2021	34
3102	\$2,600	1/2	\$2.7	973	Jan 2021	10
3306	\$4,500	2/2	\$4.2	1,073	Dec 2020	21
1206	\$2,900	2/2	\$2.7	1,073	Dec 2020	29
3606	\$3,000	2/2	\$2.8	1,073	Dec 2020	8
3107	\$3,100	2/2	\$2.8	1,095	Dec 2020	12
3607	\$3,200	2/2	\$2.9	1,095	Nov 2020	97
2401	\$3,800	2/2	\$2.9	1,311	Nov 2020	87
2807	\$3,050	2/2	\$2.8	1,095	Nov 2020	6
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

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
507	\$500,000	2/2	\$456.6	1095	Nov 2020	
601	\$630,000	2/2	\$480.5	1311	Jan 2021	MAXIMILIAN...
608	\$820,000	3/3	\$587.8	1395	Nov 2020	GABRIEL SETT...
702	\$425,000	1/1	\$497.7	854	Dec 2020	N/A
704	\$515,000	2/2	\$466.5	1104	Dec 2020	HUGO N GUTI...
805	\$645,000	2/2	\$564.3	1143	Nov 2020	MARC KIRSTEN
807	\$499,999	2/2	\$456.6	1095	Nov 2020	
1108	\$660,000	3/3	\$473.1	1395	Nov 2020	N/A
1201	\$635,000	2/2	\$484.4	1311	Nov 2020	SARA ATAIE A...
1201	\$7,000/mth	2/2	\$5.3	1311	Jan 2021	SARA ATAIE A...
1208	\$939,000	3/3	\$673.1	1395	Nov 2020	ALEXANDROS...
1602	\$479,000	1/2	\$560.9	854	Nov 2020	JUAN ROVIRA
1607	\$499,000	2/2	\$455.7	1095	Jan 2021	NATALIA FER...
1608	\$729,900	3/3	\$523.2	1395	Nov 2020	
1808	\$700,000	3/3	\$501.8	1395	Jan 2021	ROGERIO JOS...
1907	\$3,900/mth	2/2	\$3.6	1095	Jan 2021	GUSTAVO H C...
2102	\$450,000	1/2	\$526.9	854	Jan 2021	GABRIEL A DE...
2501	\$699,000	2/2	N/A	N/A	Nov 2020	N/A
2906	\$634,000	2/2	\$590.9	1073	Dec 2020	GASTON MIC...
3105	\$650,000	2/2	\$568.7	1143	Jan 2021	

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3607	\$749,000	2/2	\$684.0	1095	Nov 2020	ROSSANO AM...
3704	\$590,000	2/2	\$534.4	1104	Nov 2020	ANDERS SAM...