

Market Report

December, 2023



Icon Bay

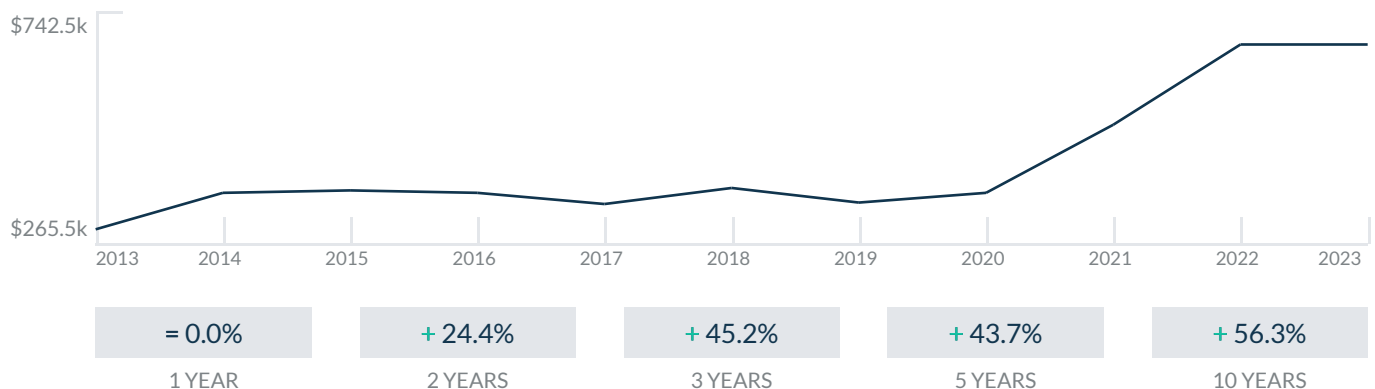
460 NE 28 St
Miami, FL 33137

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](https://www.iconbaymiamicondosforsale.com).

Property Stats

POSTAL CODE 33137

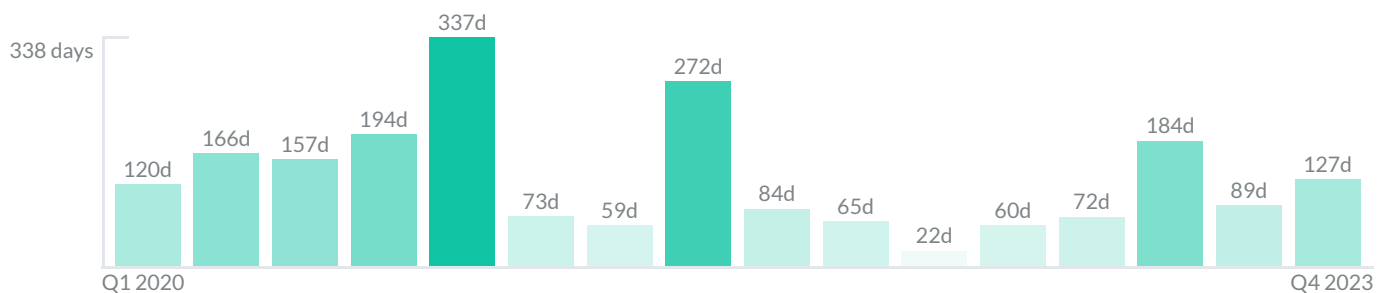
The property stats graph represents the median price evolution since ten years in your postal code area.



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

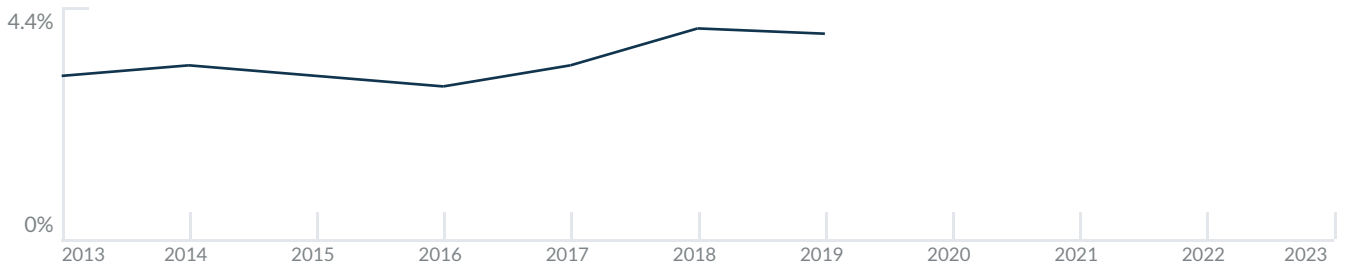
PER YEAR

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©

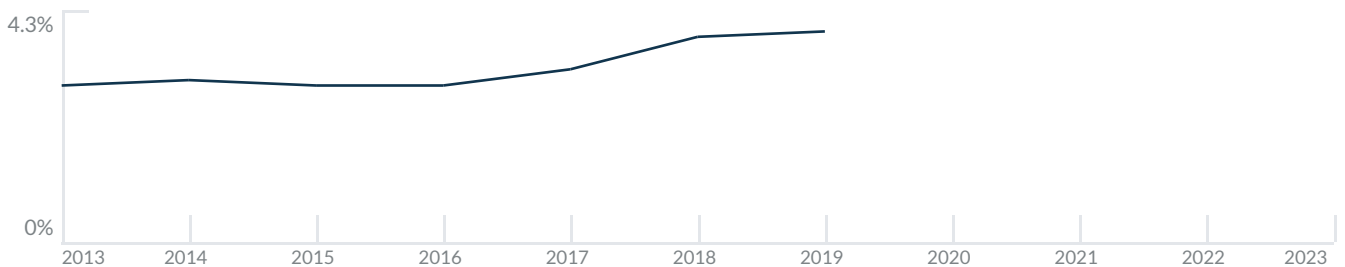
30 YEARS FIXED 4.4%



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

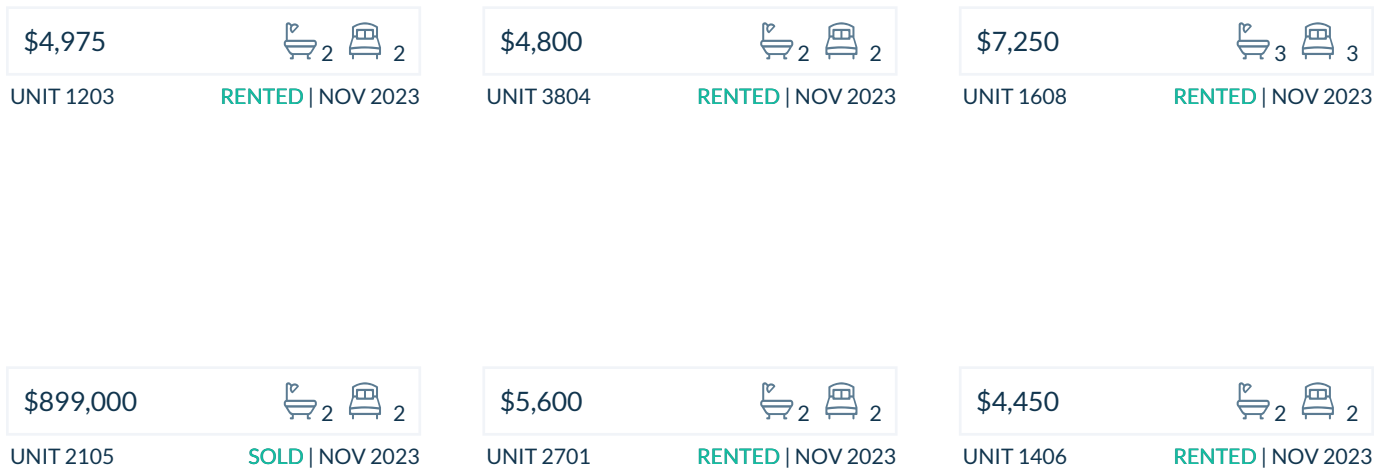
Below the average listing prices of available unit per property type.



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
2105	\$899,000	2/2	\$786.5	1,143	Nov 2023	289
3303	\$955,000	2/2	\$862.7	1,107	Oct 2023	32
2708	\$1,350,000	3/3	\$967.7	1,395	Oct 2023	59
2408	\$1,249,900	3/3	\$896.0	1,395	Sep 2023	176
3002	\$625,000	1/2	\$731.9	854	Aug 2023	16
808	\$999,999	3/3	\$716.8	1,395	Jul 2023	83
3402	\$629,900	1/2	\$737.6	854	Jul 2023	79
2207	\$799,000	2/2	\$729.7	1,095	Jun 2023	165
908	\$1,140,000	3/3	\$817.2	1,395	Jun 2023	99
2101	\$970,000	2/2	\$739.9	1,311	May 2023	326
904	\$845,000	2/2	\$765.4	1,104	May 2023	146
3702	\$650,000	1/2	\$761.1	854	Apr 2023	169
1606	\$790,000	2/2	\$736.3	1,073	Apr 2023	220
1404	\$795,000	2/2	\$720.1	1,104	Apr 2023	210
405	\$895,000	2/2	\$783.0	1,143	Apr 2023	185
1807	\$860,000	2/2	\$785.4	1,095	Apr 2023	134
3503	\$929,000	2/2	\$839.2	1,107	Mar 2023	102
3403	\$835,000	2/2	\$754.3	1,107	Feb 2023	59
PH41...	\$2,180,000	4/4	\$962.9	2,264	Feb 2023	N/A
3508	\$1,450,000	3/3	\$1,039.4	1,395	Feb 2023	28

Rented

LAST 20 PROPERTIES RENTED IN ICON BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1203	\$4,975	2/2	\$4.5	1,107	Nov 2023	54
3804	\$4,800	2/2	\$4.3	1,104	Nov 2023	44
1608	\$7,250	3/3	\$5.2	1,395	Nov 2023	43
2701	\$5,600	2/2	\$3.9	1,435	Nov 2023	31
1406	\$4,450	2/2	\$4.1	1,073	Nov 2023	55
2707	\$4,700	2/2	\$4.3	1,095	Oct 2023	42
2106	\$4,700	2/2	\$4.4	1,073	Oct 2023	38
2808	\$6,900	3/3	\$4.9	1,395	Oct 2023	56
505	\$4,300	2/2	\$3.8	1,143	Oct 2023	15
2207	\$4,800	2/2	\$4.4	1,095	Oct 2023	15
903	\$4,800	2/2	\$4.3	1,107	Sep 2023	36
2505	\$4,700	2/2	\$4.1	1,143	Sep 2023	43
3507	\$4,850	2/2	\$4.4	1,095	Sep 2023	67
2803	\$4,695	2/2	\$4.2	1,107	Sep 2023	96
4201	\$12,500	4/4	\$5.5	2,264	Sep 2023	187
2608	\$6,600	3/3	\$4.7	1,395	Aug 2023	14
3106	\$5,000	2/2	\$4.7	1,073	Aug 2023	36
2806	\$5,100	2/2	\$4.8	1,073	Aug 2023	187
305	\$4,200	1/2	\$4.6	919	Aug 2023	71
3608	\$6,750	3/3	\$4.8	1,395	Aug 2023	110

Currently Listed

ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH41...	\$2,350,000	4/4	\$1,038.0	2264	Aug 2022	MK ICONBAY...
000	\$6,500/mth	2/2	\$6.1	1073	Dec 2022	FELIPE GONZ...
PH43...	\$20,000/mth	5/4	\$8.9	2250	Apr 2023	
CU-1	\$1,200,000	0/0	N/A	N/A	Jul 2023	FEDERICO OL...
0006	\$6,500/mth	2/2	\$6.1	1073	Jan 2023	FELIPE GONZ...
304	\$5,000/mth	1/2	\$4.3	1173	Jun 2023	
307	\$824,990	2/2	\$916.7	900	Nov 2023	N/A
601	\$7,500/mth	2/2	\$5.7	1311	Nov 2022	MAXIMILIAN...
601	\$6,800/mth	2/2	\$5.2	1311	Nov 2022	MAXIMILIAN...
601	\$875,000	2/2	\$667.4	1311	Feb 2023	MAXIMILIAN...
602	\$625,000	1/2	\$731.9	854	Nov 2023	MONICA R HA...
604	\$4,250/mth	2/2	\$3.8	1104	Jun 2023	MILAGROS V...
704	\$985,555	2/2	\$892.7	1104	Nov 2022	HUGO N GUTI...
705	\$4,000/mth	2/2	\$3.5	1143	Sep 2023	BURAK CILIN...
708	\$6,990/mth	3/3	\$5.0	1395	Feb 2023	N/A
805	\$850,000	2/2	\$743.7	1143	Nov 2023	MARC KIRSTEN
805	\$4,900/mth	2/2	\$4.3	1143	Sep 2023	MARC KIRSTEN
806	\$875,000	2/2	\$815.5	1073	Oct 2023	N/A
904	\$5,000/mth	2/2	\$4.5	1104	Jun 2023	N/A
906	\$4,425/mth	2/2	\$4.1	1073	Sep 2023	SALVADOR C...

Currently Listed

ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
906	\$790,000	2/2	\$736.3	1073	Sep 2023	SALVADOR C...
908	\$1,145,000	3/3	\$820.8	1395	Dec 2022	N/A
1004	\$4,700/mth	2/2	\$4.3	1104	Nov 2022	INVERSIONE...
1004	\$4,750/mth	2/2	\$4.3	1104	Nov 2022	INVERSIONE...
1108	\$7,300/mth	3/3	\$5.2	1395	Nov 2022	N/A
1108	\$7,300/mth	3/3	\$5.2	1395	Nov 2022	N/A
1201	\$6,000/mth	2/2	\$4.6	1311	Nov 2023	SARA ATAIE A...
1203	\$4,750/mth	2/2	\$4.3	1107	Aug 2022	JONATHAN BI...
1407	\$799,000	2/2	N/A	N/A	Oct 2023	N/A
1408	\$1,179,000	3/3	\$770.6	1530	Nov 2023	
1504	\$880,000	2/2	\$797.1	1104	Aug 2022	GERSON DOR...
1504	\$5,200/mth	2/2	\$4.7	1104	Aug 2022	GERSON DOR...
1504	\$820,000	2/2	\$742.8	1104	Jan 2023	GERSON DOR...
1602	\$690,000	1/1	\$808.0	854	Feb 2023	JUAN ROVIRA
1603	\$799,000	2/2	\$721.8	1107	Aug 2023	N/A
1603	\$810,000	2/2	\$731.7	1107	Nov 2023	N/A
1608	\$7,500/mth	3/3	\$5.4	1395	Nov 2022	
1701	\$6,000/mth	2/2	\$4.6	1311	Sep 2023	
1707	\$830,000	2/2	\$758.0	1095	Nov 2023	OCTAVIO RAS...
1801	\$5,800/mth	2/2	\$4.4	1311	Aug 2022	ALEJANDRO J...

Currently Listed

ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1801	\$7,000/mth	2/2	\$5.3	1311	May 2023	ALEJANDRO J...
1801	\$5,500/mth	2/2	\$4.2	1311	Aug 2023	ALEJANDRO J...
1807	\$5,000/mth	2/2	\$4.6	1095	Jan 2023	GUILLERMO A...
1904	\$5,400/mth	2/2	\$4.6	1173	Nov 2023	N/A
2001	\$909,000	2/2	\$693.4	1311	Mar 2023	ARIEL ARROC...
2008	\$7,500/mth	3/3	\$5.4	1395	Nov 2023	VICENTE DE P...
2008	\$7,000/mth	3/3	\$5.0	1395	Jul 2023	VICENTE DE P...
2103	\$5,950/mth	2/2	\$5.4	1107	Nov 2022	LAUREN MIC...
2307	\$5,300/mth	2/2	\$4.8	1095	Nov 2022	MARTIN MUC...
2308	\$1,300,000	3/3	\$931.9	1395	May 2023	ROSANN BON...
2308	\$1,300,000	3/3	\$931.9	1395	Oct 2023	ROSANN BON...
2401	\$5,800/mth	2/2	\$4.4	1311	Oct 2023	N/A
2502	\$4,900/mth	1/1	\$5.7	854	Nov 2022	ALEJANDRO J...
2508	\$6,950/mth	3/3	\$5.0	1395	Sep 2023	N/A
2705	\$5,000/mth	2/2	\$4.4	1143	Nov 2022	BRUNO SILVE...
2804	\$859,000	2/2	\$778.1	1104	Aug 2023	JUAN POJ
2806	\$5,600/mth	2/2	\$5.2	1073	Nov 2022	JOSE A. CUEVA
2903	\$1,150,000	2/2	\$980.4	1173	May 2023	N/A
2903	\$6,500/mth	2/2	\$5.9	1107	Feb 2023	N/A
2903	\$6,500/mth	2/2	\$5.9	1107	Jun 2023	N/A

Currently Listed

ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2906	\$895,000	2/2	\$834.1	1073	Nov 2022	GASTON MIC...
2908	\$7,500/mth	3/3	\$5.4	1395	Nov 2022	SAZARA CON...
3008	\$1,295,000	3/3	\$846.4	1530	Nov 2023	FOWZI ALHU...
3102	\$750,000	1/2	\$770.8	973	Nov 2022	
3102	\$4,500/mth	1/2	\$5.3	854	Feb 2023	
3105	\$4,800/mth	2/2	\$4.2	1143	Sep 2023	
3205	\$6,000/mth	2/2	\$5.2	1143	Nov 2022	
3206	\$4,600/mth	2/2	\$4.3	1073	Sep 2023	MASSIMO SOLI
3208	\$1,390,000	3/3	\$996.4	1395	Apr 2023	MARCELO PIZ...
3208	\$1,390,000	3/3	\$996.4	1395	Jul 2023	MARCELO PIZ...
3304	\$5,200/mth	2/2	\$4.7	1104	Nov 2022	MICHAEL WIE...
3402	\$679,900	1/2	\$796.1	854	Dec 2022	DAVID SHABO
3402	\$3,700/mth	1/2	\$4.3	854	Feb 2023	DAVID SHABO
3403	\$5,400/mth	2/2	\$4.9	1107	Apr 2023	PORDESI LLC...
3404	\$879,999	2/2	\$797.1	1104	Nov 2023	HARALD ALB...
3405	\$5,400/mth	2/2	\$4.7	1143	Dec 2022	MIRIAM GUTI...
3406	\$975,000	2/2	\$908.7	1073	Jul 2023	
3408	\$1,400,000	3/3	\$1,003.6	1395	Mar 2023	
3408	\$1,350,000	3/3	\$967.7	1395	Apr 2023	
3408	\$1,330,000	3/3	\$953.4	1395	Aug 2023	

Currently Listed

ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3508	\$9,500/mth	3/3	\$6.8	1395	Oct 2023	ROBIN GRIEB
3608	\$1,299,000	3/3	\$931.2	1395	Feb 2023	ABRAHAM SH...
3608	\$1,350,000	3/3	\$967.7	1395	Mar 2023	ABRAHAM SH...
3608	\$7,500/mth	3/3	\$5.4	1395	Mar 2023	ABRAHAM SH...
3701	\$1,275,000	2/2	\$972.5	1311	Oct 2023	BURUDI A JO...
3701	\$7,000/mth	2/2	\$5.3	1311	Oct 2023	BURUDI A JO...
3702	\$5,500/mth	1/2	\$6.4	854	Nov 2022	HILMI FIRAT...
3705	\$4,700/mth	2/2	\$4.1	1143	Aug 2022	
3708	\$1,380,000	3/3	\$989.2	1395	Nov 2023	N/A
3805	\$957,000	2/2	\$837.3	1143	Nov 2023	CHARLES OU...
3805	\$4,950/mth	2/2	\$4.3	1143	Nov 2023	CHARLES OU...
3808	\$1,450,000	3/3	\$1,039.4	1395	Dec 2022	JORGE CHAB...
3902	\$3,900/mth	1/1	\$4.6	854	Mar 2023	PHILIPPE KAL...
4104	\$3,395,000	5/5	\$1,321.5	2569	Nov 2023	KEVIN F RUD...
4202	\$2,000,000	5/4	\$889.7	2248	Oct 2023	MASSIMO MA...
4303	\$3,350,000	5/4	\$1,488.9	2250	Nov 2023	