

# Market Report

August, 2024



## 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

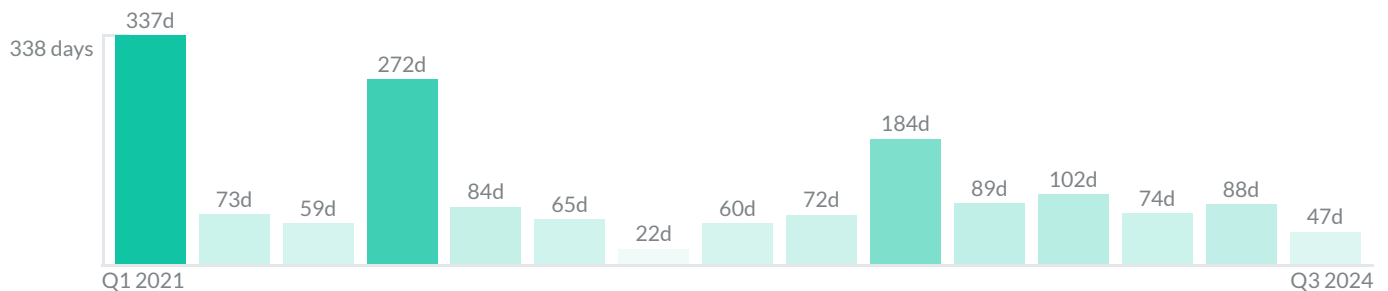
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

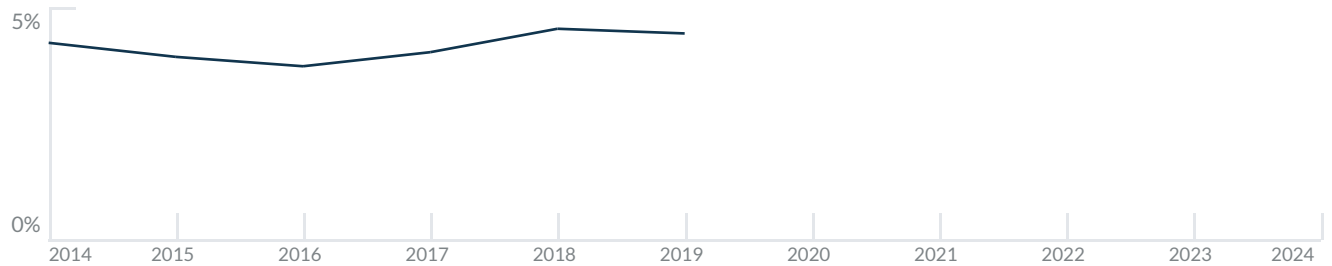


# Mortgage Rates

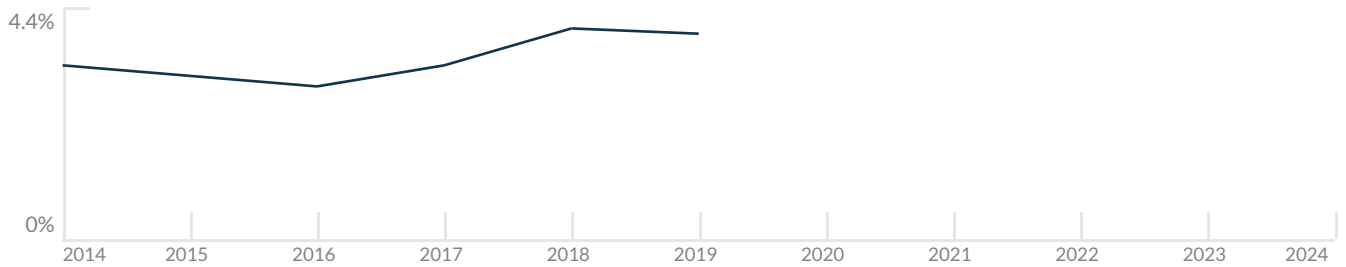
PER YEAR

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©

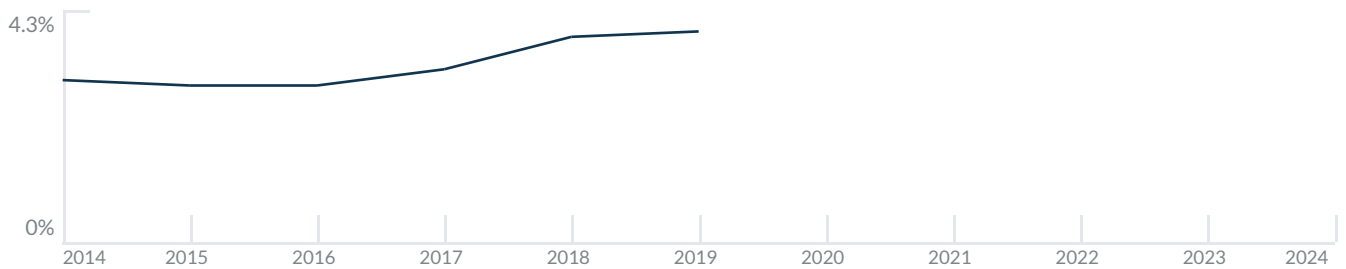
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

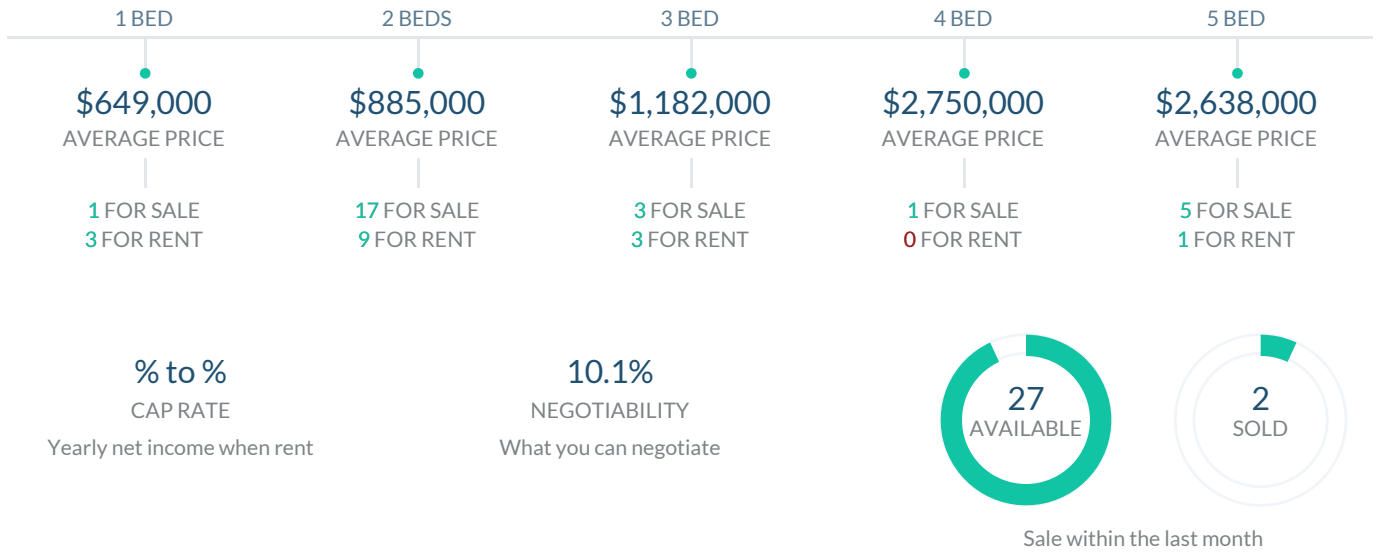
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

| SCHOOL   | RATING |
|--|--------|
| ELEMENTARY SCHOOL<br>School For Advanced Studies           | 10/10  |
| MIDDLE SCHOOL<br>De Hostos Youth Leadership Charter School | 1/10   |
| HIGH SCHOOL<br>Senior High School                          | 10/10  |

# Insights

IN ICON BAY

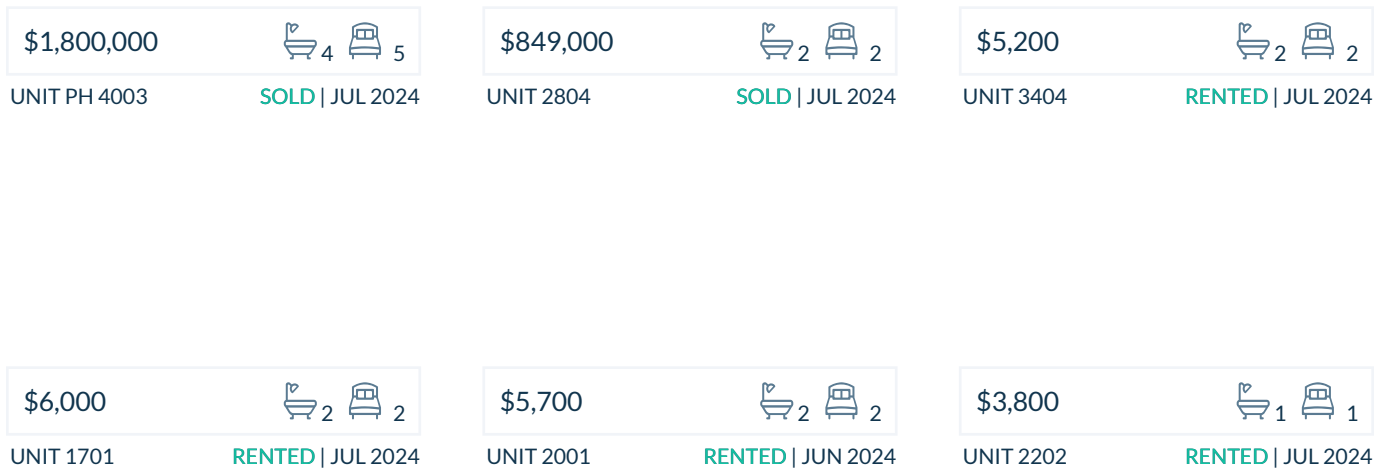
Below the average listing prices of available unit per property type.



# 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 |
|----------|-------------|------------|-----------|-------|-------------|----------------|
| PH 40... | \$1,800,000 | 5/4        | \$800.0   | 2,250 | Jul 2024    | 81             |
| 2804     | \$849,000   | 2/2        | \$769.0   | 1,104 | Jul 2024    | 12             |
| 4303     | \$3,250,000 | 5/4        | \$1,444.4 | 2,250 | Jun 2024    | 188            |
| 602      | \$615,000   | 1/2        | \$720.1   | 854   | Jun 2024    | 97             |
| 3404     | \$850,000   | 2/2        | \$769.9   | 1,104 | May 2024    | 76             |
| 2403     | \$819,000   | 2/2        | \$739.8   | 1,107 | May 2024    | 54             |
| 3408     | \$1,290,000 | 3/3        | \$924.7   | 1,395 | May 2024    | 26             |
| 307      | \$799,990   | 2/2        | \$888.9   | 900   | Feb 2024    | 68             |
| 2308     | \$1,300,000 | 3/3        | \$931.9   | 1,395 | Jan 2024    | 87             |
| 601      | \$829,000   | 2/3        | \$632.3   | 1,311 | Jan 2024    | 67             |
| 1603     | \$810,000   | 2/2        | \$731.7   | 1,107 | Dec 2023    | 29             |
| 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             |

## Rented

LAST 20 PROPERTIES RENTED IN ICON BAY

| Unit | Price   | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 3404 | \$5,200 | 2/2        | \$4.7   | 1,104 | Jul 2024    | 6              |
| 1701 | \$6,000 | 2/2        | \$4.6   | 1,311 | Jun 2024    | 34             |
| 2001 | \$5,700 | 2/2        | \$4.3   | 1,311 | Jun 2024    | 57             |
| 2202 | \$3,800 | 1/1        | \$4.4   | 854   | Jun 2024    | 46             |
| 1707 | \$5,000 | 2/2        | \$4.6   | 1,095 | Jun 2024    | 108            |
| 3907 | \$5,000 | 2/2        | \$4.6   | 1,095 | Jun 2024    | 28             |
| 3905 | \$5,000 | 2/2        | \$4.4   | 1,143 | Jun 2024    | 68             |
| 1603 | \$5,000 | 2/2        | \$4.5   | 1,107 | Jun 2024    | 44             |
| 3904 | \$5,100 | 2/2        | \$4.6   | 1,104 | Jun 2024    | 51             |
| 401  | \$6,400 | 2/3        | \$3.6   | 1,773 | Jun 2024    | 32             |
| 3602 | \$4,100 | 1/1        | \$4.8   | 854   | Jun 2024    | 47             |
| 2704 | \$4,900 | 2/2        | \$4.4   | 1,104 | May 2024    | 33             |
| 2008 | \$7,500 | 3/3        | \$5.4   | 1,395 | May 2024    | 50             |
| 3806 | \$4,800 | 2/2        | \$4.5   | 1,073 | May 2024    | 86             |
| 3405 | \$5,350 | 2/2        | \$4.7   | 1,143 | May 2024    | 30             |
| 1906 | \$5,100 | 2/2        | \$4.8   | 1,073 | May 2024    | 22             |
| 1902 | \$3,800 | 1/2        | \$4.4   | 854   | Apr 2024    | 30             |
| 1602 | \$4,000 | 1/1        | \$4.7   | 854   | Apr 2024    | 9              |
| 2305 | \$5,200 | 2/2        | \$4.5   | 1,143 | Apr 2024    | 25             |
| 2708 | \$7,650 | 3/3        | \$5.5   | 1,395 | Mar 2024    | 68             |

## Currently Listed

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ACTIVE LISTINGS 1/3

| Unit     | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner           |
|----------|-------------|------------|---------|------|--------------|-----------------|
| PH 40... | \$1,850,000 | 5/4        | \$822.2 | 2250 | Apr 2024     | SYLVIO MARI...  |
| 602      | \$4,200/mth | 1/2        | \$4.9   | 854  | Jul 2024     | MONICA R HA...  |
| 605      | \$835,000   | 2/2        | \$730.5 | 1143 | Jul 2024     | GERALDO RO...   |
| 805      | \$820,000   | 2/2        | \$717.4 | 1143 | Mar 2024     | MARC KIRSTEN    |
| 806      | \$850,000   | 2/2        | \$792.2 | 1073 | Jul 2024     | N/A             |
| 907      | \$770,000   | 2/2        | \$703.2 | 1095 | Jul 2024     | DAVID RODRI...  |
| 1208     | \$7,500/mth | 3/3        | \$5.4   | 1395 | Jun 2024     | ALEXANDROS...   |
| 1402     | \$3,800/mth | 1/1        | \$4.4   | 854  | Jul 2024     | ARANJUEZ SE...  |
| 1407     | \$769,000   | 2/2        | N/A     | N/A  | Jul 2024     | N/A             |
| 1408     | \$1,000,000 | 3/3        | \$653.6 | 1530 | Jul 2024     |                 |
| 1608     | \$7,500/mth | 3/3        | \$5.4   | 1395 | Jun 2024     |                 |
| 1707     | \$775,000   | 2/2        | \$707.8 | 1095 | Jun 2024     | OCTAVIO RAS...  |
| 1707     | \$5,000/mth | 2/2        | \$4.6   | 1095 | Jul 2024     | OCTAVIO RAS...  |
| 2104     | \$5,100/mth | 2/2        | \$4.6   | 1104 | Jul 2024     | YOLANDA VA...   |
| 2107     | \$5,300/mth | 2/2        | \$4.8   | 1095 | May 2024     | ICONBAY UNI...  |
| 2208     | \$1,250,000 | 3/3        | \$896.1 | 1395 | Jul 2024     | VICTORIA BRI... |
| 2305     | \$880,000   | 2/2        | \$769.9 | 1143 | Mar 2024     | CHARLES N Z...  |
| 2402     | \$649,000   | 1/2        | \$760.0 | 854  | Jul 2024     | MARIA A QUE...  |
| 2402     | \$3,900/mth | 1/2        | \$4.6   | 854  | Jul 2024     | MARIA A QUE...  |
| 2503     | \$900,000   | 2/2        | \$813.0 | 1107 | Jul 2024     | BARDHALL LU...  |

## Currently Listed

ACTIVE LISTINGS 2/3

| Unit | Price        | Beds/Baths | \$/Sqft   | Sqft | Listing Date | Owner            |
|------|--------------|------------|-----------|------|--------------|------------------|
| 2605 | \$5,700/mth  | 2/2        | \$5.0     | 1143 | Jul 2024     | BIANCA DE L...   |
| 2803 | \$5,100/mth  | 2/2        | \$4.6     | 1107 | Jul 2024     | JEROME M HI...   |
| 2807 | \$5,000/mth  | 2/2        | \$4.6     | 1095 | Apr 2024     | LASSANA DIA...   |
| 2903 | \$6,000/mth  | 2/2        | \$5.4     | 1107 | Jul 2024     | N/A              |
| 3008 | \$1,295,000  | 3/3        | \$846.4   | 1530 | May 2024     | FOWZI ALHU...    |
| 3201 | \$6,500/mth  | 2/2        | \$5.0     | 1311 | Jul 2024     | RONEY BALS...    |
| 3406 | \$975,000    | 2/2        | \$908.7   | 1073 | Jul 2023     |                  |
| 3507 | \$4,950/mth  | 2/2        | \$4.5     | 1095 | May 2024     | JIMMY M WO...    |
| 3507 | \$825,000    | 2/2        | \$753.4   | 1095 | Jul 2024     | JIMMY M WO...    |
| 3508 | \$9,500/mth  | 3/3        | \$6.8     | 1395 | Jul 2024     | ROBIN GRIEB      |
| 3601 | \$1,200,000  | 2/2        | \$915.3   | 1311 | Jun 2024     |                  |
| 3606 | \$925,000    | 2/2        | \$862.1   | 1073 | May 2024     |                  |
| 3606 | \$925,000    | 2/2        | \$862.1   | 1073 | Jul 2024     |                  |
| 3705 | \$847,000    | 2/2        | \$741.0   | 1143 | Jul 2024     |                  |
| 3804 | \$950,000    | 2/2        | \$860.5   | 1104 | Mar 2024     |                  |
| 3904 | \$925,000    | 2/2        | \$837.9   | 1104 | Jan 2024     | MARK GILBER...   |
| 3905 | \$875,000    | 2/2        | \$765.5   | 1143 | Jul 2024     | SELIN DE ESKI... |
| 4001 | \$2,750,000  | 4/4        | \$1,214.7 | 2264 | Feb 2024     | MARK GILBER...   |
| 4104 | \$3,000,000  | 5/5        | \$1,167.8 | 2569 | Apr 2024     | KEVIN F RUD...   |
| 4104 | \$24,000/mth | 5/5        | \$9.3     | 2569 | Apr 2024     | KEVIN F RUD...   |

## Currently Listed

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ACTIVE LISTINGS 3/3

| Unit | Price       | Beds/Baths | \$/Sqft   | Sqft | Listing Date | Owner          |
|------|-------------|------------|-----------|------|--------------|----------------|
| 4104 | \$3,090,000 | 5/5        | \$1,202.8 | 2569 | May 2024     | KEVIN F RUD... |
| 4104 | \$3,250,000 | 5/5        | \$1,265.1 | 2569 | Jul 2024     | KEVIN F RUD... |
| 4202 | \$2,000,000 | 5/4        | \$889.7   | 2248 | Jun 2024     |                |