

Market Report

September, 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.

Property Stats

POSTAL CODE 33137

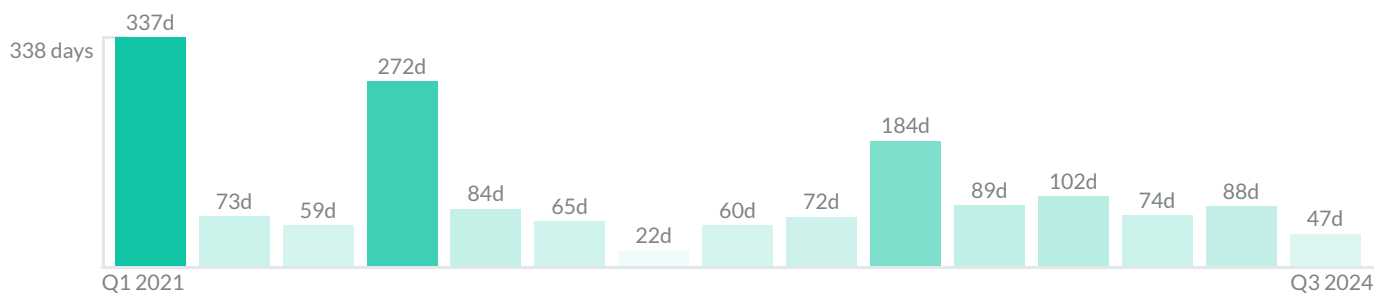
The property stats graph represents the median price evolution since ten years in your postal code area.



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

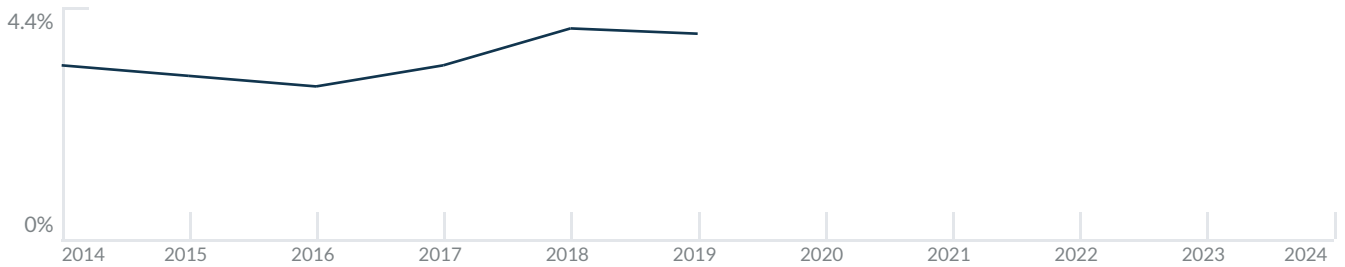
PER YEAR

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©

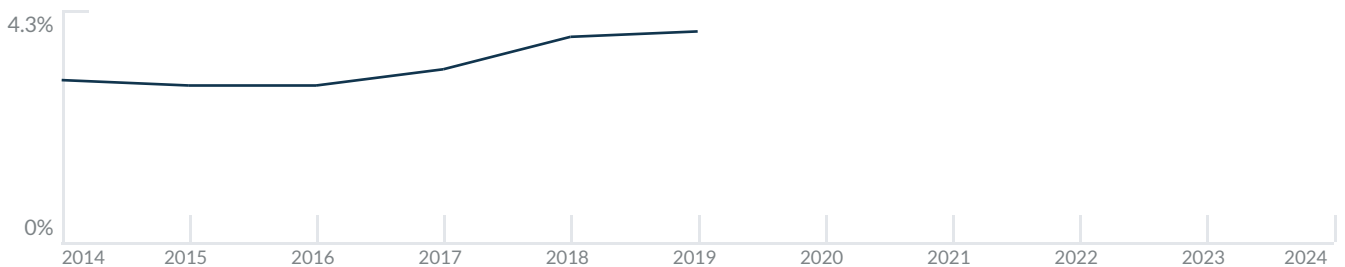
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

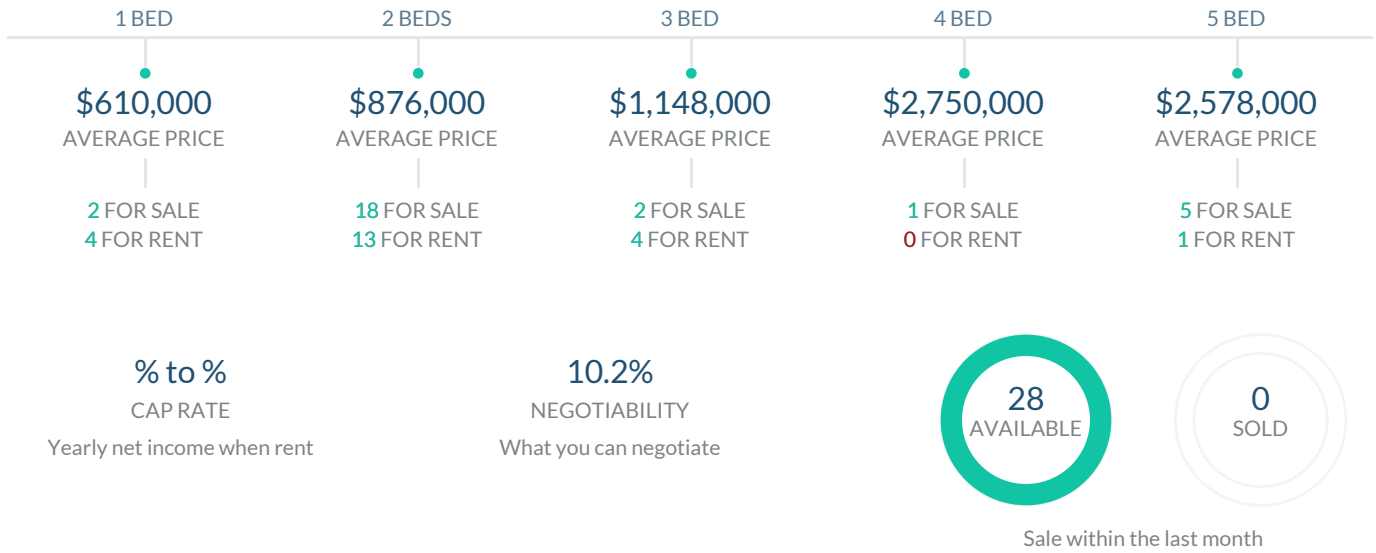
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies in Math	De Hostos Youth Leadership Charter School	Senior High School
10/10	1/10	10/10

Insights

IN ICON BAY

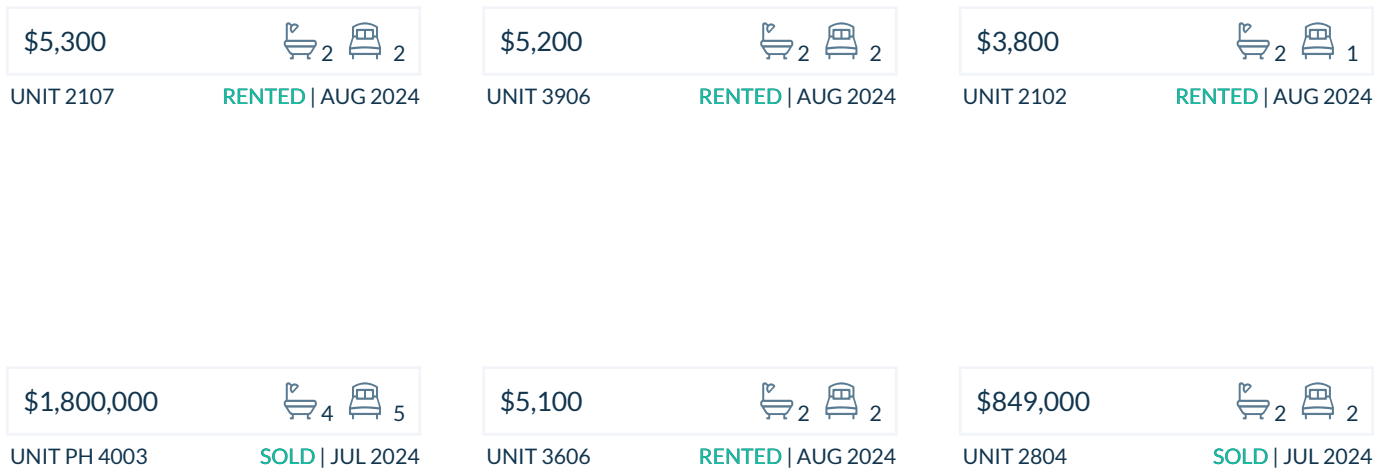
Below the average listing prices of available unit per property type.



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
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
2107	\$5,300	2/2	\$4.8	1,095	Aug 2024	80
3906	\$5,200	2/2	\$4.8	1,073	Aug 2024	31
2102	\$3,800	1/2	\$4.4	854	Aug 2024	85
3606	\$5,100	2/2	\$4.8	1,073	Jul 2024	25
808	\$6,900	3/3	\$4.9	1,395	Jul 2024	28
3404	\$5,200	2/2	\$4.7	1,104	Jul 2024	6
1205	\$4,800	2/2	\$4.2	1,143	Jul 2024	11
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

Currently Listed

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	Aug 2024	MONICA R HA...
605	\$835,000	2/2	\$730.5	1143	Aug 2024	GERALDO RO...
805	\$820,000	2/2	\$717.4	1143	Mar 2024	MARC KIRSTEN
806	\$850,000	2/2	\$792.2	1073	Aug 2024	N/A
907	\$770,000	2/2	\$703.2	1095	Aug 2024	DAVID RODRI...
1208	\$7,500/mth	3/3	\$5.4	1395	Aug 2024	ALEXANDROS...
1402	\$3,800/mth	1/1	\$4.4	854	Jul 2024	ARANJUEZ SE...
1407	\$755,000	2/2	N/A	N/A	Aug 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	Aug 2024	OCTAVIO RAS...
1707	\$5,000/mth	2/2	\$4.6	1095	Aug 2024	OCTAVIO RAS...
2008	\$8,250/mth	3/3	\$5.9	1395	Aug 2024	VICENTE DE P...
2104	\$5,100/mth	2/2	\$4.6	1104	Aug 2024	YOLANDA VA...
2305	\$880,000	2/2	\$769.9	1143	Mar 2024	CHARLES N Z...
2402	\$649,000	1/2	\$760.0	854	Aug 2024	MARIA A QUE...
2402	\$3,900/mth	1/2	\$4.6	854	Jul 2024	MARIA A QUE...
2407	\$4,990/mth	2/2	\$4.6	1095	Aug 2024	MARCO BERT...
2407	\$820,000	2/2	\$748.9	1095	Aug 2024	MARCO BERT...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2501	\$6,100/mth	2/2	\$4.7	1311	Aug 2024	N/A
2502	\$4,900/mth	1/1	\$5.7	854	Aug 2024	ALEJANDRO J...
2503	\$880,000	2/2	\$794.9	1107	Aug 2024	BARDHALL LU...
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	\$5,500/mth	2/2	\$5.0	1107	Aug 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...
3302	\$570,000	1/2	\$667.4	854	Aug 2024	DAYANA ALE...
3406	\$975,000	2/2	\$908.7	1073	Jul 2023	
3507	\$4,950/mth	2/2	\$4.5	1095	Aug 2024	JIMMY M WO...
3507	\$825,000	2/2	\$753.4	1095	Aug 2024	JIMMY M WO...
3508	\$9,500/mth	3/3	\$6.8	1395	Aug 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	\$860,000	2/2	\$801.5	1073	Aug 2024	
3703	\$5,700/mth	2/2	\$5.1	1107	Aug 2024	
3705	\$847,000	2/2	\$741.0	1143	Jul 2024	
3804	\$950,000	2/2	\$860.5	1104	Mar 2024	

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3805	\$5,300/mth	2/2	\$4.6	1143	Aug 2024	CHARLES OU...
3903	\$6,200/mth	2/2	\$5.6	1107	Aug 2024	ALVARO SAN...
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...
4104	\$3,090,000	5/5	\$1,202.8	2569	May 2024	KEVIN F RUD...
4104	\$2,950,000	5/5	\$1,148.3	2569	Aug 2024	KEVIN F RUD...
4202	\$2,000,000	5/4	\$889.7	2248	Jun 2024	