

Unit 4104 - Icon Bay

4104 - 460 NE 28 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11462072
Status: Active
Size: 2,569 Sq ft.
Bedrooms: 5
Full Bathrooms: 5
Half Bathrooms:
Parking Spaces: 2 Or More Spaces,Assigned Parking,Electric Vehicle Charging Station,Valet Parking

View:
List Price: \$3,000,000
List PPSF: \$1,168
Valuated Price: \$2,499,000
Valuated PPSF: \$973

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 299
Number of active listings for rent: 0
Number of active listings for sale: 21
Building inventory for sale: 7%
Number of sales over the last 12 months: 17
Number of sales over the last 6 months: 7
Number of sales over the last 3 months: 2

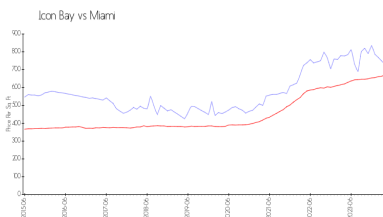
Building Association Information

Icon Bay Apartments
Address: 460 NE 28th St,
Miami, FL 33137
Phone: +1 305-442-0055

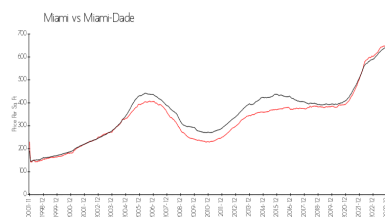
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 307 | 900 sq ft | Feb 2024 | \$767,500 | \$853 |
| 1006 | 1,073 sq ft | Feb 2024 | \$780,000 | \$727 |
| 2308 | 1,395 sq ft | Jan 2024 | \$1,175,000 | \$842 |
| 601 | 1,311 sq ft | Jan 2024 | \$800,000 | \$610 |
| 407 | 1,095 sq ft | Dec 2023 | \$775,000 | \$708 |
| 1603 | 1,107 sq ft | Dec 2023 | \$790,000 | \$714 |

Market Information



Icon Bay: \$729/sq. ft.
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Icon Bay 7%
Miami 4%



| | |
|------------|----|
| Miami-Dade | 3% |
|------------|----|

Avg. Time to Close Over Last 12 Months

| | |
|------------|----------|
| Icon Bay | 104 days |
| Miami | 84 days |
| Miami-Dade | 81 days |