

# Unit 3404 - Icon Bay

3404 - 460 NE 28 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11535201
Status:	Active
Size:	1,104 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station
View:	
List Price:	\$850,000
List PPSF:	\$770
Valuated Price:	\$865,000
Valuated PPSF:	\$784

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

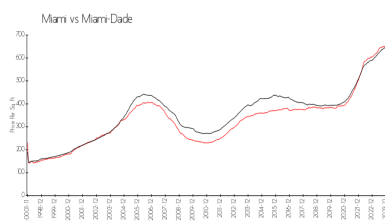
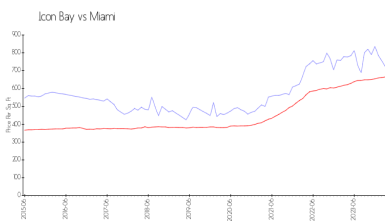
## Building Association Information

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

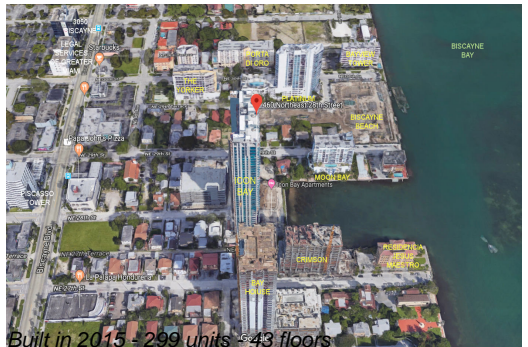
## Market Information



Icon Bay:	\$724/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/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