

Unit 805 - Icon Bay

805 - 460 NE 28 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11540686
 Status: Active
 Size: 1,143 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$820,000
 List PPSF: \$717
 Valuated Price: \$691,000
 Valuated PPSF: \$605

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

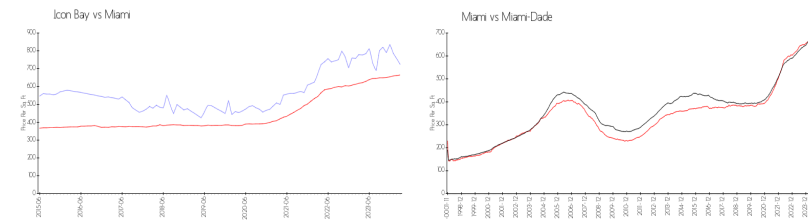
Building Association Information

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

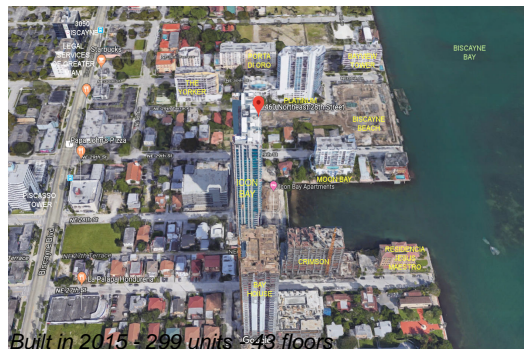
Market Information



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