

# Unit 806 - Icon Bay

806 - 460 NE 28 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11586225
Status:	Active
Size:	1,073 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$899,000
List PPSF:	\$838
Valuated Price:	\$645,000
Valuated PPSF:	\$601

*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:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

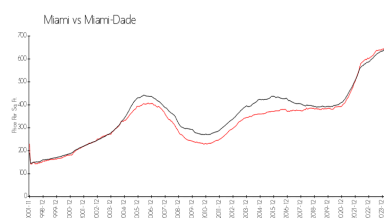
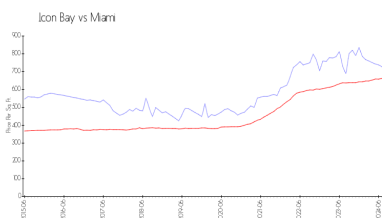
## Building Association Information

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
2402	854 sq ft	Sep 2024	\$615,000	\$720
3601	1,311 sq ft	Sep 2024	\$1,075,000	\$820
2208	1,395 sq ft	Aug 2024	\$1,175,000	\$842
4303	2,250 sq ft	Jun 2024	\$3,025,000	\$1,344
602	854 sq ft	Jun 2024	\$595,000	\$697

## Market Information



Icon Bay:	\$720/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Icon Bay	6%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Icon Bay	95 days
Miami	85 days

