

Unit 2402 - Icon Bay

2402 - 460 NE 28 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11588191
Status:	Closed
Size:	854 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$649,000
List PPSF:	\$760
Valuated Price:	\$602,000
Valuated PPSF:	\$705

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

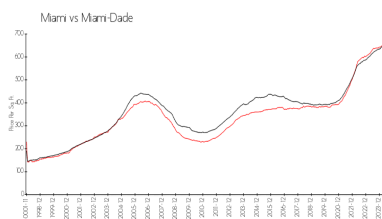
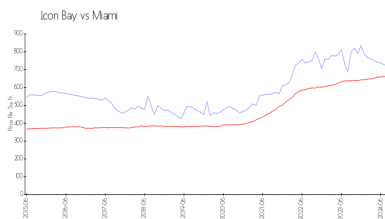
Building Association Information

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



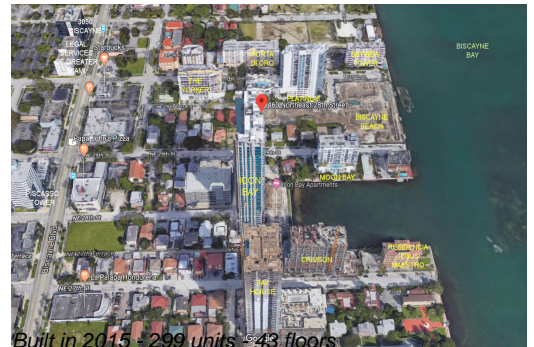
Icon Bay:	\$720/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Icon Bay	95 days
----------	---------



Miami
Miami-Dade

85 days
85 days