

# Unit 3606 - Icon Bay

3606 - 460 NE 28 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11592332
Status:	Active
Size:	1,073 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$925,000
List PPSF:	\$862
Valuated Price:	\$880,000
Valuated PPSF:	\$820

*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:	20
Building inventory for sale:	6%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

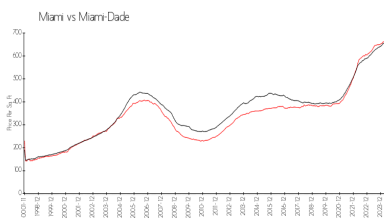
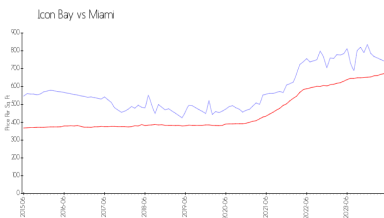
## Building Association Information

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
4303	2,250 sq ft	Jun 2024	\$3,025,000	\$1,344
602	854 sq ft	Jun 2024	\$595,000	\$697
3404	1,104 sq ft	May 2024	\$820,000	\$743
3408	1,395 sq ft	May 2024	\$1,275,000	\$914
2403	1,107 sq ft	May 2024	\$800,000	\$723

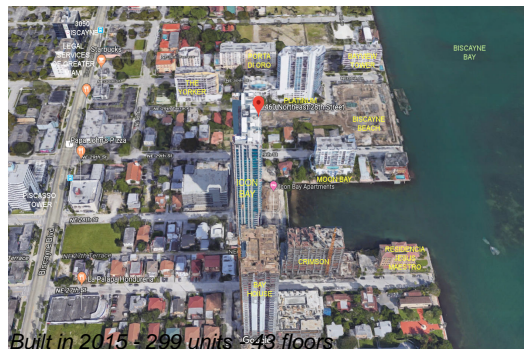
## Market Information



Icon Bay:	\$743/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Icon Bay	7%
Miami	4%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Icon Bay	88 days
Miami	83 days
Miami-Dade	81 days