

Unit 2503 - Icon Bay

2503 - 460 NE 28 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11603937
Status:	Active
Size:	1,107 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station
View:	
List Price:	\$920,000
List PPSF:	\$831
Valuated Price:	\$814,000
Valuated PPSF:	\$735

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:	9
Number of sales over the last 3 months:	5

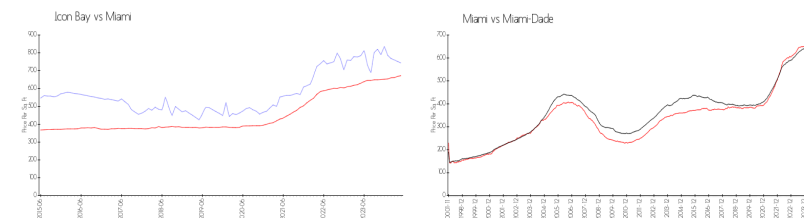
Building Association Information

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

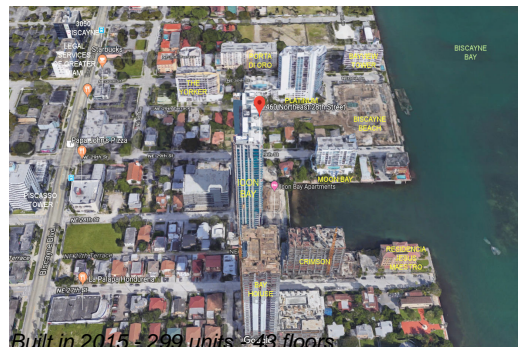
Market Information



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	82 days