

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: 10
 Number of sales over the last 3 months: 5

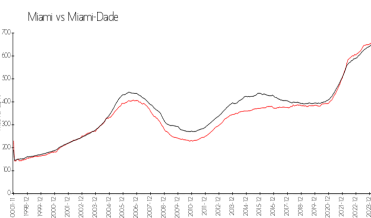
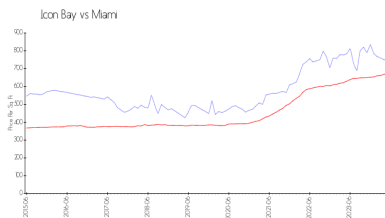
Building Association Information

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

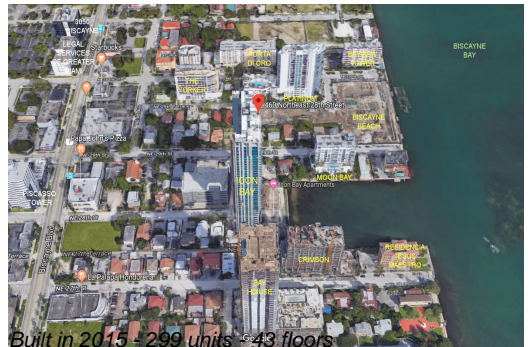


Icon Bay: \$743/sq. ft.
 Miami: \$673/sq. ft.

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