

Unit 1403 - Icon Bay

1403 - 460 NE 28 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11680733
 Status: Active
 Size: 1,107 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking
 View:
 List Price: \$820,000
 List PPSF: \$741
 Valuated Price: \$676,000
 Valuated PPSF: \$611

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: 24
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

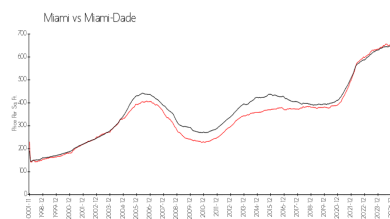
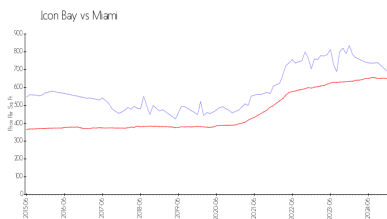
Building Association Information

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
3804	1,104 sq ft	Nov 2024	\$800,000	\$725
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



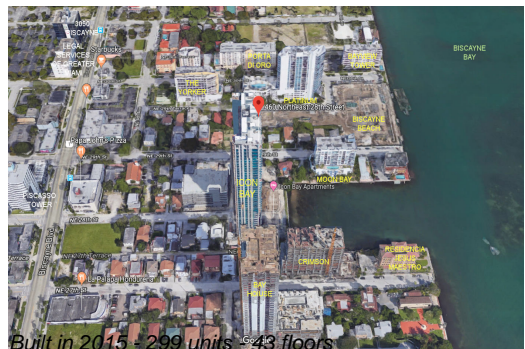
Icon Bay: \$689/sq. ft. Miami: \$895/sq. ft.
 Miami: \$895/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Icon Bay: 8%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Icon Bay: 99 days



Miami
Miami-Dade

91 days
90 days