

Unit 2503 - Icon Bay

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

Unit Information

MLS Number:	A11736637
Status:	Pending
Size:	1,107 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station
View:	
List Price:	\$695,000
List PPSF:	\$628
Valuated Price:	\$658,000
Valuated PPSF:	\$594

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:	23
Building inventory for sale:	7%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

Building Association Information

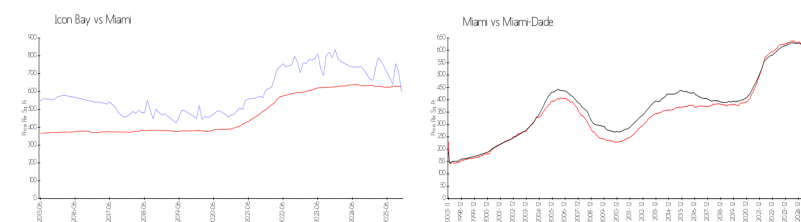
Icon Bay Apartments
Address: 460 NE 28th St,
Miami, FL 33137
Phone: +1 305-442-0055

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2407	1,095 sq ft	Dec 2025	\$720,000	\$658
1605	1,143 sq ft	Nov 2025	\$670,000	\$586
3905	1,143 sq ft	Nov 2025	\$720,000	\$630
903	1,107 sq ft	Sep 2025	\$705,000	\$637
3803	1,107 sq ft	Aug 2025	\$725,000	\$655
706	1,073 sq ft	Aug 2025	\$692,500	\$645
3606	1,073 sq ft	Aug 2025	\$670,000	\$624

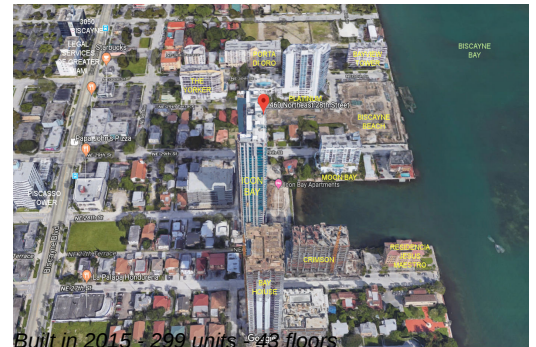
Market Information



Icon Bay:	\$601/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Icon Bay	8%
Miami	5%



Miami-Dade	4%
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Avg. Time to Close Over Last 12 Months

Icon Bay	84 days
Miami	70 days
Miami-Dade	77 days