

Unit 3904 - Icon Bay

3904 - 460 NE 28 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11510697
Status:	Active
Size:	1,104 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$925,000
List PPSF:	\$838
Valuated Price:	\$933,000
Valuated PPSF:	\$845

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:	18
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

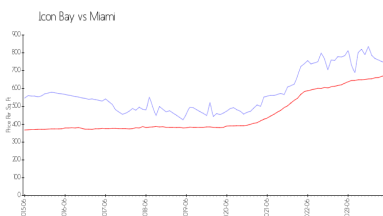
Building Association Information

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

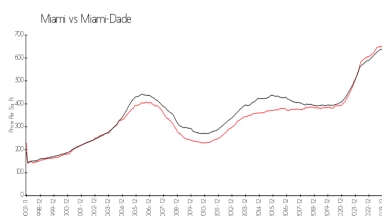
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
307	900 sq ft	Feb 2024	\$767,500	\$853
1006	1,073 sq ft	Feb 2024	\$780,000	\$727

Market Information



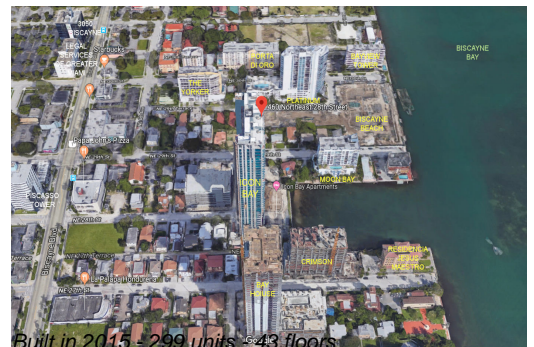
Icon Bay: \$743/sq. ft.
Miami: \$675/sq. ft.



Miami: \$675/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

Icon Bay	8%
Miami	4%
Miami-Dade	3%



Built in 2015 - 299 units - 43 floors

Avg. Time to Close Over Last 12 Months

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