

Unit 3404 - Icon Bay

3404 - 460 NE 28 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11535201
 Status: Pending
 Size: 1,104 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station
 View:
 List Price: \$850,000
 List PPSF: \$770
 Valuated Price: \$874,000
 Valuated PPSF: \$792

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: 22
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 3

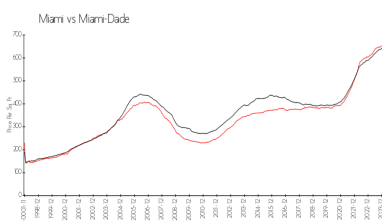
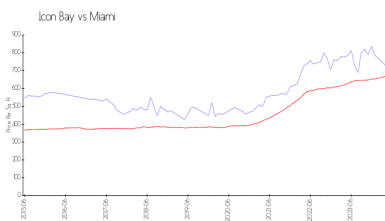
Building Association Information

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
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
2308	1,395 sq ft	Jan 2024	\$1,175,000	\$842
601	1,311 sq ft	Jan 2024	\$800,000	\$610

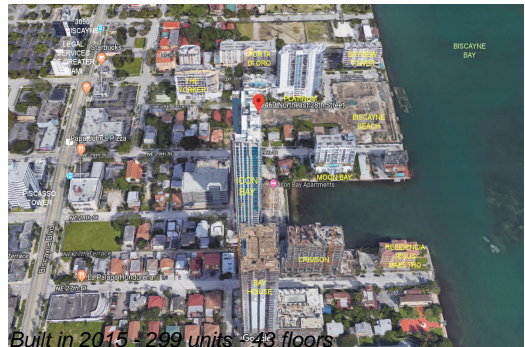
Market Information



Icon Bay: \$731/sq. ft.
 Miami: \$669/sq. ft.
 Miami: \$669/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Icon Bay: 7%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Icon Bay	98 days
Miami	84 days
Miami-Dade	81 days