

# Market Report

March, 2019



## Icon in South Beach

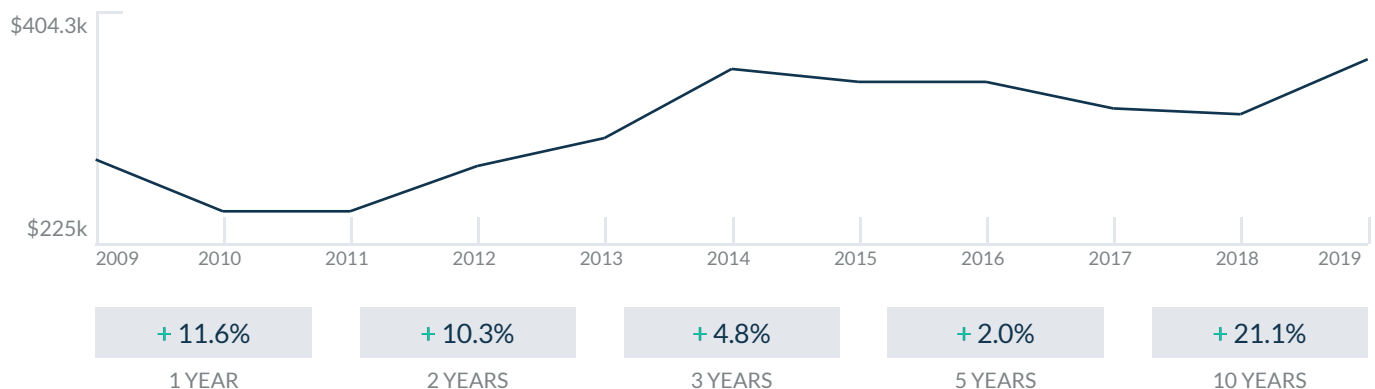
450 Alton Road  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Icon in South Beach in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [iconsouthbeachcondosforsale.com](http://iconsouthbeachcondosforsale.com).

## Property Stats

POSTAL CODE 33139

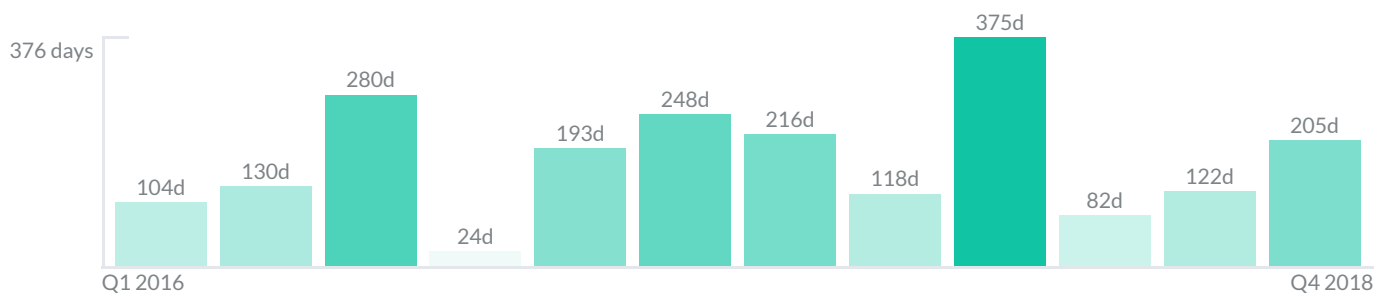
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



# Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL  
St Patrick Elementary School  
NR

MIDDLE SCHOOL  
Nautilus Middle School  
5/10

HIGH SCHOOL  
Mast Academy  
10/10

# Insights

IN ICON IN SOUTH BEACH

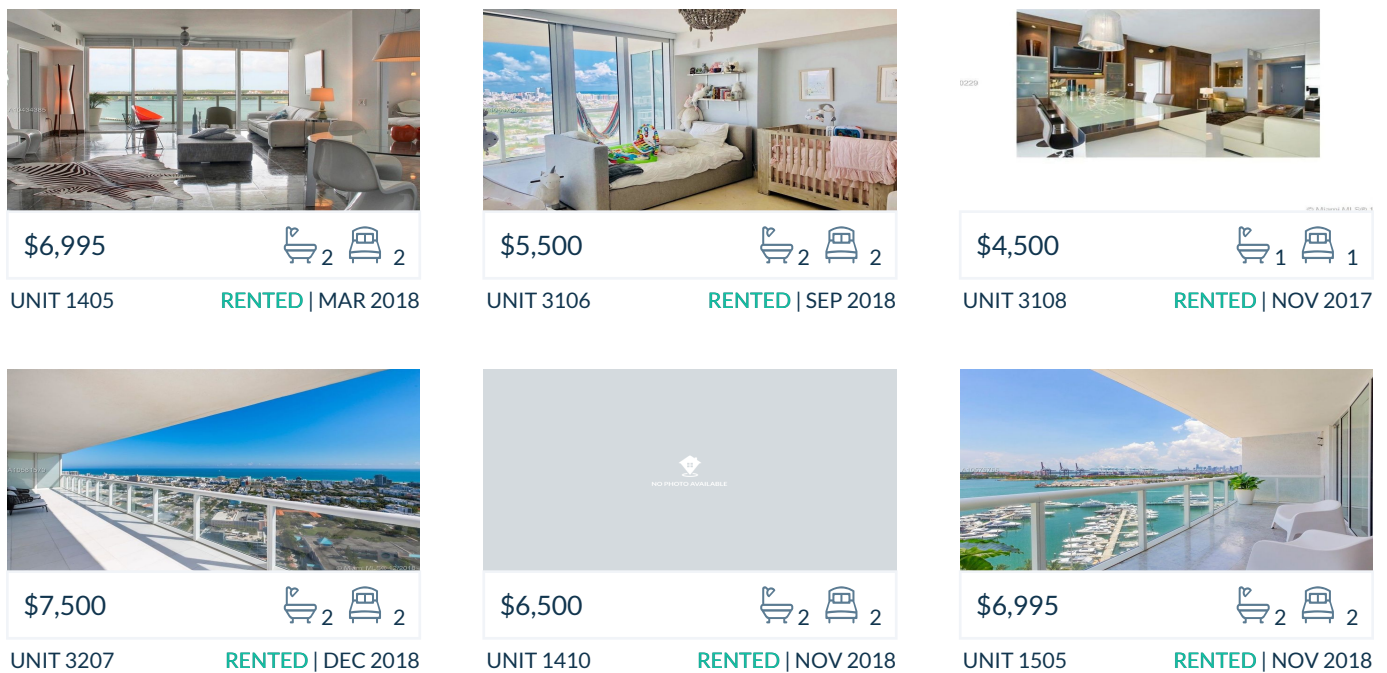
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Icon in South Beach



## Sold

LAST 20 PROPERTIES SOLD IN ICON IN SOUTH BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1603	\$2,100,000	3/3	\$973.1	2,158	Nov 2018	205
2101	\$3,693,000	3/2	\$1,721.7	2,145	Sep 2018	35
1108	\$595,000	1/1	\$699.2	851	Jul 2018	158
1004	\$995,000	2/2	\$647.8	1,536	Jul 2018	173
1903	\$2,300,000	3/3	\$1,065.8	2,158	Jun 2018	91
605	\$1,399,000	2/2	\$799.4	1,750	May 2018	94
2206	\$1,275,000	2/2	\$878.1	1,452	May 2018	73
1506	\$940,000	2/2	\$647.4	1,452	Apr 2018	69
1105	\$1,550,000	2/2	\$885.7	1,750	Mar 2018	807
2807	\$2,399,999	2/2	\$1,322.3	1,815	Mar 2018	96
3701	\$4,100,000	3/3	\$1,911.4	2,145	Jan 2018	222
1804	\$1,200,000	2/2	\$781.3	1,536	Dec 2017	118
1406	\$975,000	2/2	\$671.5	1,452	Aug 2017	216
1602	\$1,800,000	2/2	\$931.2	1,933	Jun 2017	248
3202	\$2,479,000	2/2	\$1,282.5	1,933	Mar 2017	85
1908	\$725,000	1/1	\$851.9	851	Jan 2017	300
1507	\$2,360,000	2/2	\$1,300.3	1,815	Nov 2016	47
806	\$1,400,000	2/2	\$964.2	1,452	Nov 2016	22
N/A	\$690,000	1/1	\$810.8	851	Nov 2016	3
2606	\$1,349,000	2/2	\$929.1	1,452	Sep 2016	181

## Rented

LAST 20 PROPERTIES RENTED IN ICON IN SOUTH BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1405	\$6,995	2/2	\$4.0	1,751	Feb 2019	338
3106	\$5,500	2/2	\$3.8	1,452	Feb 2019	154
3108	\$4,500	1/1	\$5.3	851	Jan 2019	442
3207	\$7,500	2/2	\$4.1	1,815	Jan 2019	42
1410	\$6,500	2/2	\$4.7	1,370	Jan 2019	54
1505	\$6,995	2/2	\$4.0	1,750	Jan 2019	49
1204	\$4,900	2/2	\$3.2	1,536	Jan 2019	53
1203	\$6,700	3/3	\$3.1	2,158	Dec 2018	53
Ph4104	\$8,800	2/2	\$5.7	1,536	Dec 2018	214
701	\$10,500	3/3	\$4.9	2,145	Dec 2018	34
1004	\$5,700	2/2	\$3.7	1,536	Nov 2018	125
1008	\$3,500	1/1	\$4.1	851	Nov 2018	83
2304	\$6,700	2/2	\$4.4	1,536	Nov 2018	79
2004	\$5,300	2/2	\$3.5	1,536	Nov 2018	207
1805	\$6,500	2/2	\$3.7	1,750	Nov 2018	130
2708	\$3,950	1/1	\$4.6	851	Nov 2018	27
708	\$3,000	1/1	\$3.5	851	Oct 2018	42
2803	\$9,500	3/3	\$4.4	2,158	Oct 2018	23
1208	\$3,300	1/1	\$3.9	851	Oct 2018	221
2908	\$2,800	1/1	\$3.3	851	Oct 2018	184

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH 7	\$7,850/mth	3/4	\$2.1	3750	May 2018	N/A
602	\$1,550,000	2/2	\$801.9	1933	Jan 2017	N/A
604	\$864,000	2/2	\$602.5	1434	Jun 2018	US BANK N A...
801	\$3,280,000	3/3	\$1,529.1	2145	Nov 2018	N/A
910	\$1,349,000	2/2	\$984.7	1370	Jul 2018	STANLEY D G...
1002	\$1,595,000	2/2	\$825.1	1933	Oct 2018	N/A
1006	\$4,700/mth	2/2	\$3.2	1452	Mar 2019	N/A
1008	\$670,000	1/1	\$787.3	851	Feb 2019	N/A
1404	\$1,100,000	2/2	\$716.1	1536	Nov 2018	N/A
1406	\$4,750/mth	2/2	\$3.3	1452	Jan 2019	N/A
1410	\$1,250,000	2/2	\$912.4	1370	Jul 2018	MAKO 1410 L...
1501	\$12,500/mth	2/3	\$5.8	2145	Sep 2018	N/A
1503/...	\$3,999,999	4/5	\$1,082.8	3694	Jan 2019	N/A
1508	\$3,000/mth	1/1	\$3.5	851	Feb 2019	N/A
1604	\$4,800/mth	2/2	\$3.1	1536	Jun 2018	SEZEN TUGB...
1605	\$7,500/mth	2/2	\$4.3	1750	Oct 2018	N/A
1705	\$8,000/mth	2/2	\$4.6	1750	Sep 2018	N/A
1804	\$1,190,000	2/2	\$774.7	1536	Jan 2019	N/A
1807	\$2,375,000	2/2	\$1,308.5	1815	Nov 2018	N/A
1904	\$1,195,000	2/2	\$778.0	1536	Nov 2018	N/A

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1906	\$1,800,000	2/2	\$1,239.7	1452	Apr 2018	ANGEL MERC...
2102	\$1,990,000	2/2	\$1,029.5	1933	Nov 2018	N/A
2202	\$3,200,000	2/2	\$1,655.5	1933	Mar 2014	N/A
2203	\$2,980,000	3/3	\$1,380.9	2158	Nov 2017	N/A
2206	\$1,350,000	2/2	N/A	N/A	Jan 2019	N/A
2301	\$3,195,000	3/3	\$1,489.5	2145	Feb 2019	N/A
2305	\$1,550,000	2/2	\$885.7	1750	Oct 2018	N/A
2502	\$2,350,000	2/2	\$1,215.7	1933	Nov 2017	LEONARDO I...
2508	\$695,000	1/1	\$816.7	851	Dec 2018	N/A
2508	\$3,400/mth	1/1	\$4.0	851	Dec 2018	N/A
2606	\$1,250,000	2/2	\$860.9	1452	Sep 2018	N/A
2610	\$5,000/mth	2/2	\$3.6	1370	Feb 2019	N/A
2707	\$7,000/mth	2/2	\$3.9	1815	Feb 2019	N/A
2803	\$3,200,000	3/3	\$1,482.9	2158	Sep 2018	N/A
2804	\$6,000/mth	2/2	\$3.9	1536	Jan 2019	N/A
2804	\$1,250,000	2/2	\$813.8	1536	Jan 2019	N/A
2806	\$1,299,000	2/2	\$894.6	1452	Jan 2019	N/A
2901	\$13,900/mth	3/3	\$6.5	2145	Aug 2018	GIORGIO VEC...
2901	\$3,985,000	3/3	\$1,857.8	2145	Feb 2019	N/A
3001	\$3,590,000	3/3	\$1,673.7	2145	Sep 2018	N/A

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3001	\$12,000/mth	3/3	\$5.6	2145	Jan 2019	N/A
3005	\$1,625,000	2/2	\$928.6	1750	Feb 2018	MASSIMILIAN...
3010	\$6,250/mth	2/2	\$4.6	1370	Sep 2018	N/A
3106	\$1,269,000	2/2	\$874.0	1452	Sep 2018	N/A
3107	\$2,495,000	2/2	\$1,374.7	1815	Nov 2018	N/A
3306	\$1,580,000	2/2	\$1,088.2	1452	Feb 2017	N/A
3401	\$3,575,000	3/3	\$1,666.7	2145	Oct 2017	MARCO CAST...
3603	\$10,995/mth	3/3	\$5.1	2158	Jan 2019	N/A
3604	\$6,500/mth	2/2	\$4.2	1536	Jun 2018	RENATO H T...
3702	\$9,250/mth	2/2	\$4.8	1933	Nov 2018	N/A
3902	\$3,995,000	2/2	\$2,066.7	1933	Oct 2018	N/A