

Market Report

February, 2020



Icon in South Beach

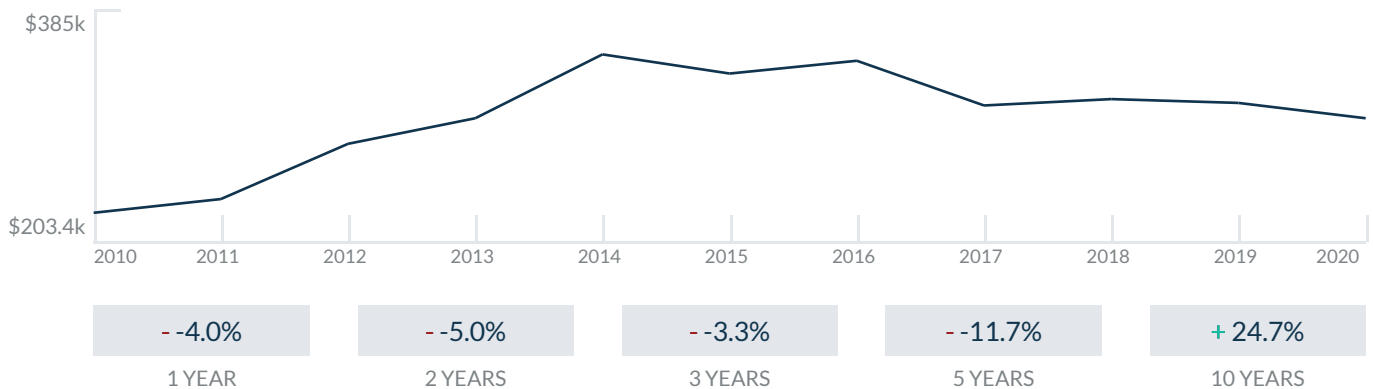
450 Alton Road
Miami Beach, FL 33139

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.

Property Stats

POSTAL CODE 33139

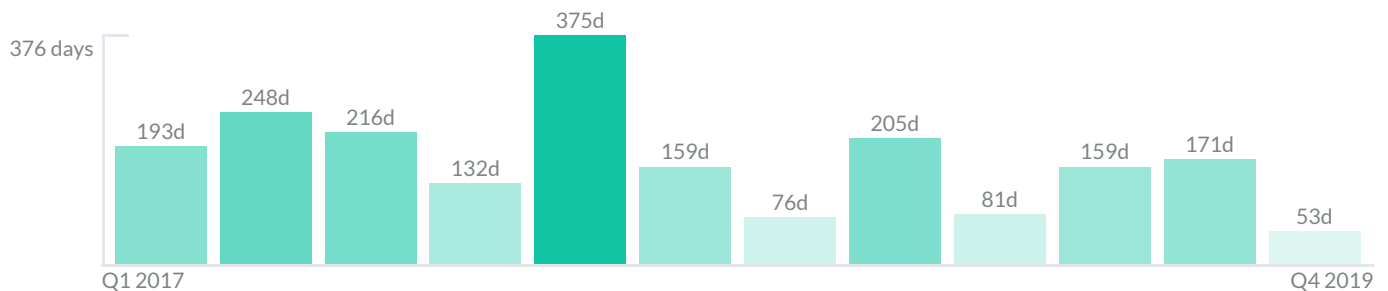
The property stats graph represents the median price evolution since ten years in your postal code area.



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	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies-Wolfeboro	Aspira Eugenio Maria De Hostos Youth Leadership Charter School	MS Academy
10/10	1/10	10/10

Insights

IN ICON IN SOUTH BEACH


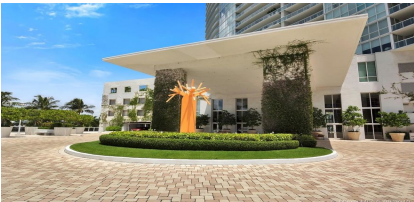




Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

 <p>\$4,950</p> <p>UNIT 1604</p> <p>RENTED JAN 2020</p> <p>3 Bathrooms, 2 Bedrooms</p>	 <p>\$3,249</p> <p>UNIT 1008</p> <p>RENTED DEC 2019</p> <p>2 Bathrooms, 1 Bedroom</p>	 <p>\$1,395,000</p> <p>UNIT 3005</p> <p>SOLD DEC 2019</p> <p>3 Bathrooms, 2 Bedrooms</p>
 <p>\$3,250</p> <p>UNIT 1708</p> <p>RENTED DEC 2019</p> <p>2 Bathrooms, 1 Bedroom</p>	 <p>\$7,000</p> <p>UNIT 2002</p> <p>RENTED DEC 2019</p> <p>3 Bathrooms, 2 Bedrooms</p>	 <p>\$6,500</p> <p>UNIT 2304</p> <p>RENTED DEC 2019</p> <p>2 Bathrooms, 2 Bedrooms</p>

Sold

LAST 20 PROPERTIES SOLD IN ICON IN SOUTH BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3005	\$1,395,000	2/3	\$797.1	1,750	Dec 2019	17
1410	\$1,150,000	2/2	\$839.4	1,370	Nov 2019	88
2803	\$3,200,000	3/3	\$1,482.9	2,158	Sep 2019	304
810	\$1,300,000	2/2	\$948.9	1,370	Sep 2019	37
2906	\$1,095,000	2/2	\$754.1	1,452	Jun 2019	30
604	\$859,900	2/2	\$599.7	1,434	May 2019	288
1904	\$1,195,000	2/2	\$778.0	1,536	Mar 2019	81
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
902	\$2,755,000	2/2	\$1,425.2	1,933	Jul 2018	14
1108	\$595,000	1/2	\$699.2	851	Jul 2018	158
3602	\$1,549,999	2/2	\$801.9	1,933	Jul 2018	2
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
1702	\$2,085,000	2/2	\$1,078.6	1,933	Jun 2018	466
605	\$1,399,000	2/3	\$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

Rented

LAST 20 PROPERTIES RENTED IN ICON IN SOUTH BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1604	\$4,950	2/3	\$3.2	1,536	Jan 2020	29
1008	\$3,249	1/2	\$3.8	851	Dec 2019	112
1708	\$3,250	1/2	\$3.8	851	Dec 2019	64
2002	\$7,000	2/3	\$3.6	1,933	Dec 2019	14
2304	\$6,500	2/2	\$4.2	1,536	Dec 2019	21
801	\$10,900	3/4	\$5.1	2,145	Dec 2019	108
3208	\$3,200	1/2	\$3.8	851	Nov 2019	165
PH41...	\$8,750	2/2	\$5.7	1,536	Nov 2019	22
1705	\$7,250	2/3	\$4.1	1,750	Nov 2019	54
3004	\$6,500	2/2	\$4.2	1,536	Nov 2019	184
1501	\$10,950	2/3	\$5.1	2,145	Nov 2019	155
1108	\$3,900	1/2	\$4.6	851	Nov 2019	80
1506	\$5,500	2/2	\$3.8	1,452	Oct 2019	25
1004	\$5,500	2/2	\$3.6	1,536	Sep 2019	59
1805	\$7,000	2/2	\$4.0	1,750	Sep 2019	132
2207	\$7,900	2/2	N/A	N/A	Aug 2019	46
3508	\$3,750	1/1	\$4.4	851	Aug 2019	60
1708	\$3,250	1/1	\$3.8	851	Jul 2019	73
2304	\$6,200	2/2	\$4.0	1,536	Jul 2019	21
1808	\$3,100	1/1	\$3.6	851	Jul 2019	3

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH-...	\$6,200/mth	2/2	\$4.0	1536	Oct 2019	ANDRES ASION
602	\$1,500,000	2/2	\$776.0	1933	Jan 2017	N/A
602	\$1,500,000	2/3	\$776.0	1933	Dec 2019	N/A
801	\$3,280,000	3/4	\$1,529.1	2145	Oct 2019	SANDRA REN...
1002	\$1,595,000	2/2	\$825.1	1933	Oct 2018	N/A
1006	\$6,000/mth	2/2	\$4.1	1452	Mar 2019	N/A
1008	\$639,999	1/2	\$752.1	851	Dec 2019	N/A
1106	\$990,000	2/2	\$681.8	1452	Nov 2019	DANIEL PATRI...
1208	\$3,500/mth	1/2	\$4.1	851	Nov 2019	SETH A GREE...
1404	\$1,050,000	2/2	\$683.6	1536	Oct 2019	MANOOCH...
1503/...	\$3,500,000	4/5	\$947.5	3694	Dec 2019	N/A
1503-...	\$3,500,000	4/5	\$2,278.6	1536	Jan 2020	N/A
1705	\$1,490,000	2/3	\$851.4	1750	Oct 2019	BRIAN S EHRL...
1804	\$1,099,000	2/2	\$715.5	1536	Jan 2020	SAHAR ROHO...
1807	\$2,225,000	2/3	\$1,225.9	1815	Jan 2020	BARBARA SMI...
1808	\$650,000	1/2	\$763.8	851	Dec 2019	CATLEYA INV...
1906	\$1,800,000	2/2	\$1,239.7	1452	Oct 2019	N/A
1906	\$6,000/mth	2/2	\$4.1	1452	Apr 2019	N/A
2002	\$2,150,000	2/3	\$1,112.3	1933	Nov 2019	N/A
2003	\$3,490,000	3/3	\$1,617.2	2158	Dec 2019	BRUCE GORD...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2003	\$15,900/mth	3/3	\$7.4	2158	Dec 2019	BRUCE GORD...
2006	\$6,700/mth	2/2	\$4.6	1452	Jan 2020	N/A
2008	\$665,000	1/2	N/A	N/A	Dec 2019	N/A
2202	\$2,890,000	2/2	\$1,495.1	1933	Mar 2014	N/A
2202	\$2,489,000	2/21	\$1,287.6	1933	Dec 2019	N/A
2203	\$2,695,000	3/3	\$1,248.8	2158	Nov 2019	JORGE E MAT...
2206	\$1,350,000	2/2	N/A	N/A	Jan 2020	NICOLE COR...
2301	\$3,095,000	3/4	\$1,442.9	2145	Oct 2019	PAMIR DEMIR...
2301	\$3,095,000	3/4	\$1,442.9	2145	Nov 2019	PAMIR DEMIR...
2305	\$1,340,000	2/3	\$765.7	1750	Jan 2020	N/A
2308	\$644,900	1/2	\$757.8	851	Nov 2019	N/A
2502	\$1,950,000	2/3	\$1,008.8	1933	Jan 2020	LEONARDO I...
2505	\$1,500,000	2/3	\$857.1	1750	Oct 2019	RICK WINSTO...
2505	\$1,500,000	2/3	\$857.1	1750	Jan 2020	RICK WINSTO...
2605	\$1,350,000	2/3	\$771.4	1750	Dec 2019	SOGEDIN FIN...
2606	\$1,149,000	2/2	\$791.3	1452	Jan 2020	NOAH BREME...
2708	\$669,000	1/2	\$786.1	851	Dec 2019	MICHAEL WEI...
2802	\$2,375,000	2/3	\$1,228.7	1933	Dec 2019	RESIDENCE 2...
2806	\$1,149,000	2/2	\$791.3	1452	Oct 2019	N/A
2810	\$6,700/mth	2/2	\$4.9	1370	Jan 2020	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2901	\$3,985,000	3/3	\$1,857.8	2145	Feb 2019	N/A
2901	\$3,975,000	3/3	\$1,853.1	2145	Nov 2019	GIORGIO VEC...
2903	\$2,590,000	3/3	N/A	N/A	Oct 2019	N/A
3001	\$3,200,000	3/4	\$1,491.8	2145	Jan 2020	N/A
3005	\$1,475,000	2/2	\$842.9	1750	Jun 2019	N/A
3010	\$6,250/mth	2/2	\$4.6	1370	Oct 2019	HUMAYUN R...
3106	\$1,190,000	2/2	\$819.6	1452	Dec 2019	NATALIA GAI...
3306	\$1,480,000	2/2	\$1,019.3	1452	Feb 2017	N/A
3401	\$3,575,000	3/3	\$1,666.7	2145	May 2019	N/A
3401	\$3,295,000	3/4	\$1,536.1	2145	Oct 2019	MARCO CAST...
3401	\$3,295,000	3/4	\$1,536.1	2145	Dec 2019	MARCO CAST...
3404	\$4,985,000	5/5	\$1,349.5	3694	Dec 2019	MORGAN OLS...
3603	\$10,995/mth	3/3	\$5.1	2158	Oct 2019	MARTIN RUCI...
3702	\$9,250/mth	2/2	\$4.8	1933	Oct 2019	N/A
3902	\$2,998,000	2/3	\$1,551.0	1933	Nov 2019	PETR NEDVED