



## Icon in South Beach

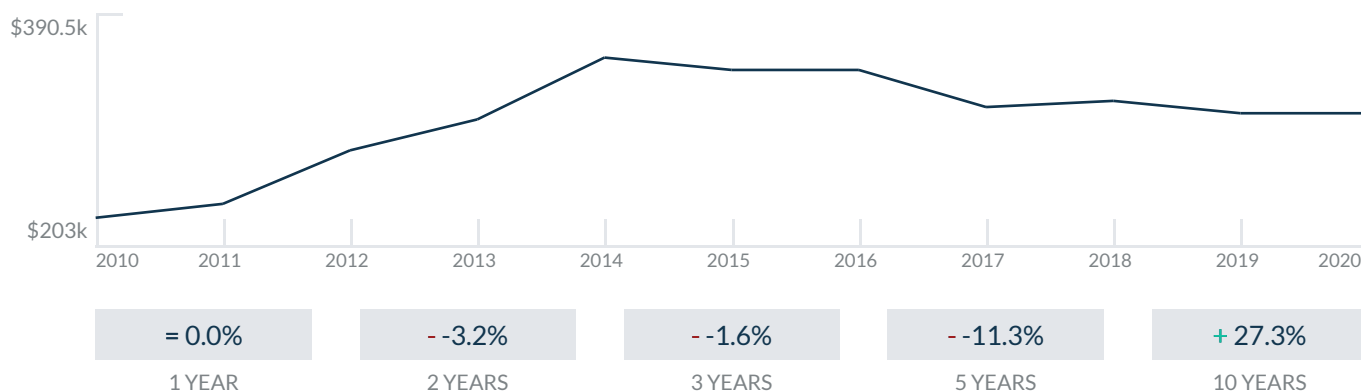
450 Alton Road  
Miami Beach, FL 33139

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](https://iconsouthbeachcondosforsale.com).

## Property Stats

POSTAL CODE 33139

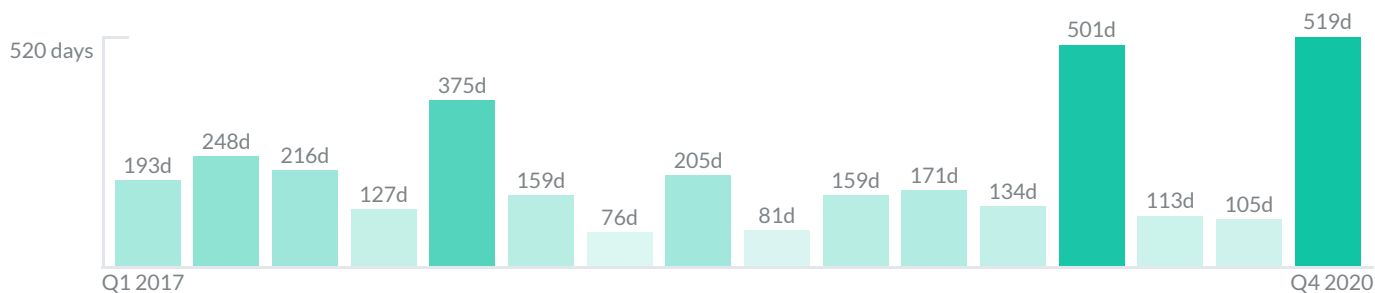
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

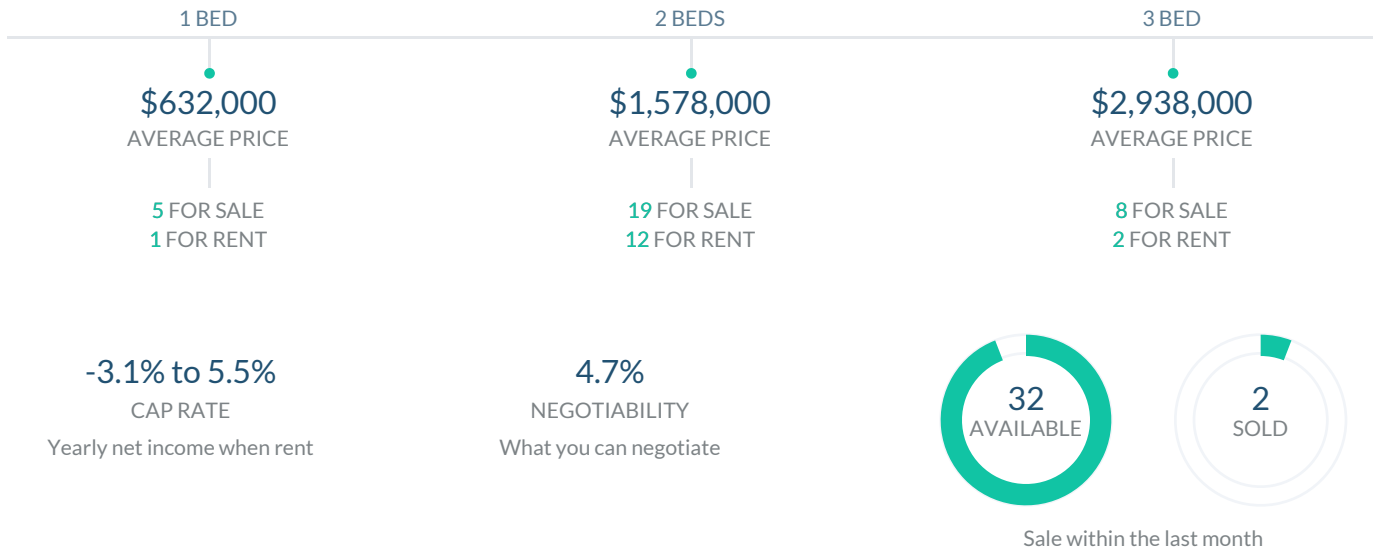
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

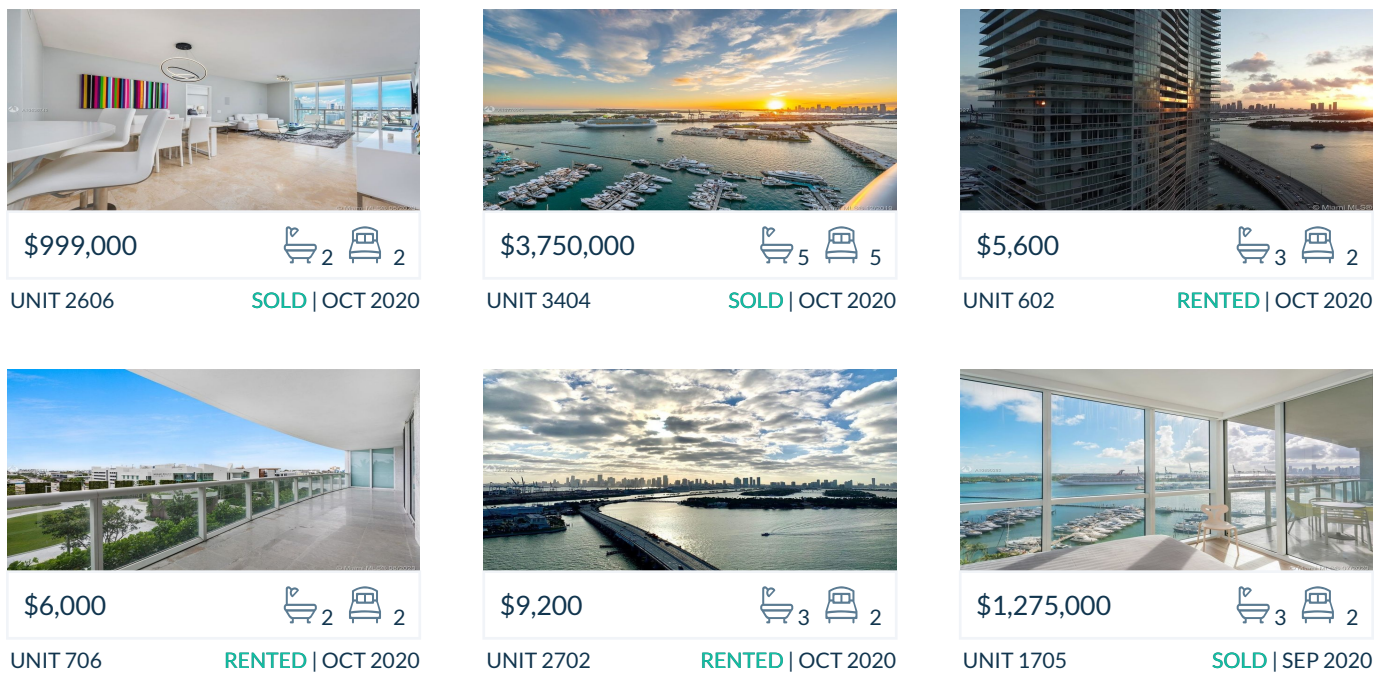
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN ICON IN SOUTH BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2606	\$999,000	2/2	\$688.0	1,452	Oct 2020	729
3404	\$3,750,000	5/5	\$1,015.2	3,694	Oct 2020	309
1705	\$1,275,000	2/3	\$728.6	1,750	Sep 2020	59
2301	\$2,900,000	3/4	\$1,352.0	2,145	Jul 2020	238
2505	\$1,500,000	2/3	\$857.1	1,750	Jul 2020	18
2802	\$2,375,000	2/3	\$1,228.7	1,933	Jun 2020	201
2502	\$1,950,000	2/3	\$1,008.8	1,933	May 2020	108
1503-...	\$3,500,000	4/5	\$947.5	3,694	May 2020	18
3902	\$2,998,000	2/3	\$1,551.0	1,933	Apr 2020	118
1106	\$990,000	2/2	\$681.8	1,452	Apr 2020	119
2305	\$1,340,000	2/3	\$765.7	1,750	Mar 2020	501
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
1805	\$1,475,000	2/3	\$842.9	1,750	Oct 2019	298
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

## Rented

LAST 20 PROPERTIES RENTED IN ICON IN SOUTH BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
602	\$5,600	2/3	\$2.9	1,933	Oct 2020	15
706	\$6,000	2/2	\$4.1	1,452	Oct 2020	39
2702	\$9,200	2/3	\$4.8	1,933	Sep 2020	211
2608	\$3,100	1/2	\$3.6	851	Aug 2020	74
3901	\$11,750	3/4	\$5.5	2,145	Aug 2020	40
1006	\$6,000	2/2	\$4.1	1,452	Jul 2020	121
PH41...	\$7,900	2/2	\$5.1	1,536	Jul 2020	27
1604	\$4,950	2/3	\$3.2	1,536	Jul 2020	67
701	\$10,500	3/4	\$4.9	2,145	Jul 2020	62
1008	\$3,100	1/2	\$3.6	851	Jul 2020	38
1406	\$5,750	2/2	\$4.0	1,452	Jun 2020	97
2405	\$7,500	2/3	\$4.3	1,750	Jun 2020	109
3207	\$8,000	2/3	\$4.4	1,815	Jun 2020	48
2006	\$6,700	2/2	\$4.6	1,452	Feb 2020	102
1604	\$4,950	2/3	\$3.2	1,536	Jan 2020	29
2604	\$6,500	2/2	\$4.2	1,536	Jan 2020	8
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

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
602	\$1,350,000	2/3	\$698.4	1933	Oct 2020	N/A
605	\$8,900/mth	2/3	\$5.1	1750	Oct 2020	SVETLANA TU...
706+...	\$1,950,000	3/3	\$846.7	2303	Sep 2020	MIGUEL FERN...
806	\$950,000	2/2	\$654.3	1452	Sep 2020	MICHAEL ROS...
808	\$570,000	1/2	\$669.8	851	Sep 2020	N/A
1002	\$1,695,000	2/3	\$876.9	1933	Sep 2020	HAIM YEHEZ...
1004	\$1,070,000	2/2	\$696.6	1536	Oct 2020	N/A
1006	\$6,000/mth	2/2	\$4.1	1452	Oct 2020	N/A
1008	\$639,999	1/2	\$752.1	851	Sep 2020	N/A
1404	\$1,000,000	2/2	\$651.0	1536	Sep 2020	MANOOCHE...
1603	\$2,350,000	3/3	\$1,089.0	2158	Oct 2020	CHARLES WIL...
1804	\$980,000	2/2	\$638.0	1536	Oct 2020	SAHAR ROHO...
1804	\$6,500/mth	2/2	\$4.2	1536	Oct 2020	SAHAR ROHO...
1810	\$5,700/mth	2/2	\$4.2	1370	Sep 2020	N/A
1906	\$6,500/mth	2/2	\$4.5	1452	Sep 2020	N/A
2002	\$2,150,000	2/3	\$1,112.3	1933	Sep 2020	N/A
2002	\$2,150,000	2/3	\$1,112.3	1933	Sep 2020	N/A
2003	\$3,490,000	3/3	\$1,617.2	2158	Sep 2020	BRUCE GORD...
2003	\$15,900/mth	3/3	\$7.4	2158	Sep 2020	BRUCE GORD...
2007	\$1,950,000	2/3	\$1,074.4	1815	Oct 2020	GREGORY W...

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2008	\$665,000	1/2	N/A	N/A	Sep 2020	N/A
2102	\$1,825,000	2/3	\$944.1	1933	Sep 2020	MARK KASIR...
2102	\$7,950/mth	2/3	\$4.1	1933	Sep 2020	MARK KASIR...
2203	\$2,695,000	3/3	\$1,248.8	2158	Sep 2020	JORGE E MAT...
2203	\$2,550,000	3/3	\$1,181.6	2158	Sep 2020	JORGE E MAT...
2206	\$1,350,000	2/2	N/A	N/A	Sep 2020	NICOLE COR...
2308	\$615,000	1/2	\$722.7	851	Sep 2020	N/A
2308	\$2,900/mth	1/2	\$3.4	851	Sep 2020	N/A
2407	\$2,390,000	2/3	\$1,316.8	1815	Oct 2020	MARC MARIN...
2505	\$1,500,000	2/3	\$857.1	1750	Sep 2020	RICK WINSTO...
2505	\$7,700/mth	2/3	\$4.4	1750	Sep 2020	RICK WINSTO...
2605	\$1,350,000	2/3	\$771.4	1750	Sep 2020	SOGEDIN FIN...
2708	\$669,000	1/2	\$786.1	851	Sep 2020	MICHAEL WEI...
2806	\$1,200,000	2/2	\$826.4	1452	Sep 2020	N/A
2901	\$13,500/mth	3/3	\$6.3	2145	Sep 2020	GIORGIO VEC...
2901	\$3,975,000	3/3	\$1,853.1	2145	Sep 2020	GIORGIO VEC...
3001	\$3,200,000	3/4	\$1,491.8	2145	Sep 2020	N/A
3007	\$8,650/mth	2/3	\$4.8	1815	Oct 2020	N/A
3106	\$1,149,999	2/2	\$792.0	1452	Sep 2020	NATALIA GAI...
3106	\$1,099,000	2/2	\$756.9	1452	Oct 2020	NATALIA GAI...

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3107	\$8,900/mth	2/3	\$4.9	1815	Oct 2020	N/A
3202	\$2,475,000	2/3	\$1,280.4	1933	Oct 2020	JOHN REID JU...
3401	\$3,295,000	3/4	\$1,536.1	2145	Oct 2020	MARCO CAST...
3702	\$8,900/mth	2/2	\$4.6	1933	Sep 2020	N/A
3702	\$2,350,000	2/2	\$1,215.7	1933	Oct 2020	N/A
3702	\$7,900/mth	2/2	\$4.1	1933	Oct 2020	N/A
3902	\$12,500/mth	2/3	\$6.5	1933	Sep 2020	PETR NEDVED