

ICON BAY - MIAMI - Pre-Construction Sales vs. Re-Sale - Ross Milroy Realty, Inc.																
MLS # Link	Address	Complex	List Price	Sale Price	SP \$PSF	Developer PP	Sale Date	Profit/Loss	Est. Closing	Profit/Loss	#Beds	#FBaths	#HBaths	SqFt Liv Area	Year Built	
A10368824	460 NE 28th St Unit#3902	ICON BAY	\$455,000	\$390,000	\$457	\$539,900	2/2/2018	-\$177,200	\$27,300	-33%	1	2	0	854	2015	
A10376855	460 NE 28th St Unit#1908	ICON BAY	\$699,000	\$645,000	\$462	\$813,900	2/2/2018	-\$214,050	\$45,150	-26%	3	2	1	1,395	2015	
A10292785	460 NE 28 ST Unit#706	ICON BAY	\$469,000	\$400,000	\$324	\$553,900	11/3/2017	-\$181,900	\$28,000	-33%	2	2	0	1,236	2015	
A10012188	460 NE 28 STREET Unit#608	ICON BAY	\$699,000	\$650,000	\$466	\$773,900	6/2/2017	-\$169,400	\$45,500	-22%	3	2	1	1,395	2015	
n/a	460 NE 28th St Unit#3606	ICON BAY	n/a	\$460,000	\$429	\$561,900	12/29/2017	-\$134,100	\$32,200	-24%	2	2	0	1,073	2015	
A10131594	460 NE 28th St Unit#2407	ICON BAY	\$524,900	\$495,000	\$452	\$593,900	11/21/2017	-\$133,550	\$34,650	-22%	2	2	0	1,095	2015	
A10213090	460 NE 28 St Unit#3604	ICON BAY	\$562,000	\$545,000	\$465	\$639,900	1/19/2018	-\$133,050	\$38,150	-21%	2	2		1,173	2015	
n/a	460 NE 28th St Unit#3907	ICON BAY	n/a	\$555,000	\$507	\$645,900	11/21/2017	-\$129,750	\$38,850	-20%	2	2	0	1,095	2015	
A10141627	460 NE 28th St Unit#3701	ICON BAY	\$717,000	\$630,000	\$481	\$703,900	12/16/2016	-\$118,000	\$44,100	-17%	2	2		1,311	2015	
A10347467	460 NE 28th St Unit#2803	ICON BAY	\$560,000	\$530,000	\$479	\$606,900	1/8/2018	-\$114,000	\$37,100	-19%	2	2	0	1,107	2015	
A10199678	460 NE 28th St Unit#2604	ICON BAY	\$560,000	\$535,000	\$485	\$606,900	5/1/2017	-\$109,350	\$37,450	-18%	2	2		1,104	2015	
A2167672	460 NE 28th Street Unit#3204	ICON BAY	\$565,000	\$545,000	\$494	\$614,900	8/7/2017	-\$108,050	\$38,150	-18%	2	2	0	1,104	2015	
A2193969	460 NE 28 ST Unit#705	ICON BAY	\$575,000	\$520,000	\$430	\$587,900	10/21/2016	-\$104,300	\$36,400	-18%	2	2	0	1,208	2015	
A10307618	460 NE 28th Unit#1605	ICON BAY	\$559,000	\$525,000	\$459	\$590,900	8/31/2017	-\$102,650	\$36,750	-17%	2	2	0	1,143	2015	
A10115010	460 NE 28th St Unit#907	ICON Bay	\$538,000	\$525,000	\$479	\$580,900	9/7/2016	-\$92,650	\$36,750	-16%	2	2		1,095	2015	
A10281239	460 NE 28th St Unit#1901	ICON BAY	\$650,000	\$615,000	\$469	\$659,900	2/9/2018	-\$87,950	\$43,050	-13%	2	2		1,311	2015	
A10283596	460 NE 28th St Unit#1203	ICON BAY	\$525,000	\$500,000	\$452	\$544,900	8/4/2017	-\$79,900	\$35,000	-15%	2	2	0	1,107	2015	
A10121220	460 NE 28 ST Unit#2703	ICON BAY	\$549,900	\$549,900	\$497	\$589,900	8/29/2016	-\$78,493	\$38,493	-13%	2	2	0	1,107	2015	
A2193304	460 NE 28 ST Unit#803	ICON BAY	\$547,000	\$525,000	\$474	\$564,900	12/16/2016	-\$76,650	\$36,750	-14%	2	2	0	1,107	2015	
A10168016	460 NE 28 ST Unit#804	ICON BAY	\$539,000	\$528,000	\$478	\$564,900	3/2/2017	-\$73,860	\$36,960	-13%	2	2	0	1,104	2015	
A10156618	460 NE 28th St Unit#603	ICON BAY	\$535,000	\$525,000	\$474	\$549,900	12/7/2016	-\$61,650	\$36,750	-11%	2	2		1,107	2015	
A10137706	460 NE 28th ST Unit#1606	ICON BAY	\$525,000	\$500,000	\$466	\$519,900	4/3/2017	-\$54,900	\$35,000	-11%	2	2	0	1,073	2015	
A2195267	460 NE 28 ST Unit#3702	ICON BAY	\$539,000	\$516,250	\$605	\$527,933	10/31/2016	-\$47,821	\$36,138	-9%	1	1	1	854	2015	
A2163594	460 NE 28 ST Unit#3302	ICON BAY	\$569,000	\$550,000	\$644	\$505,900	2/10/2016	\$5,600	\$38,500	1%	1	1	1	854	2015	
A2149662	460 NE 28 St Unit#2401	ICON BAY	\$850,000	\$810,000	\$618	\$732,900	7/2/2015	\$20,400	\$56,700	3%	2	2	0	1,311	2015	
A2145197	460 NE 28 St Unit#2901	ICON BAY	\$825,000	\$810,000	\$618	\$731,900	10/16/2015	\$21,400	\$56,700	3%	2	2	0	1,311	2015	
F1368230	460 NE 28TH STREET Unit#1804	ICON BAY	\$649,000	\$630,000	\$571	\$534,900	1/6/2016	\$51,000	\$44,100	10%	2	2	0	1,104	2015	
A2178087	460 NE 28 STREET Unit#3901	ICON BAY	\$860,000	\$820,000	\$625	\$710,900	4/4/2016	\$51,700	\$57,400	7%	2	2	0	1,311	2015	
A2160701	460 NE 28 Unit#307	ICON BAY	\$585,000	\$540,000	\$600	\$430,900	10/28/2015	\$71,300	\$37,800	17%	2	2	0	900	2015	
A2159502	460 NE 28th Street Unit#2601	ICON BAY	\$810,000	\$800,000	\$610	\$669,900	10/16/2015	\$74,100	\$56,000	11%	2	2	0	1,311	2015	
A2170530	460 NE 28 ST Unit#2608	ICON BAY	\$1,050,000	\$950,000	\$681	\$795,900	11/30/2015	\$87,600	\$66,500	11%	3	2	1	1,395	2015	
A2191226	460 NE 28 ST Unit#4104	ICON BAY	\$2,400,000	\$2,250,000	\$876	\$1,510,900	10/19/2015	\$581,600	\$157,500	38%	4	4	1	2,569	2015	