

Unit 2403 - Icon 2 (South Tower)

2403 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11407129
Status:	Active
Size:	1,518 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$950,000
List PPSF:	\$626
Valuated Price:	\$1,067,000
Valuated PPSF:	\$703

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:	560
Number of active listings for rent:	41
Number of active listings for sale:	31
Building inventory for sale:	5%
Number of sales over the last 12 months:	35
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

Building Association Information

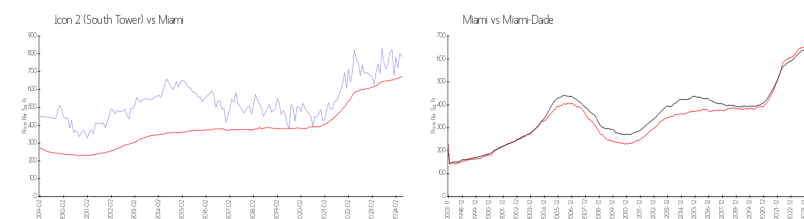
Icon Condominium Association Inc
305 371 1411 & 786.220.6880

<http://www.iconbrickell.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	1,870 sq ft	May 2024	\$1,995,000	\$1,067
2601	1,870 sq ft	May 2024	\$1,900,000	\$1,016
1701	1,870 sq ft	Apr 2024	\$1,700,000	\$909
603	1,518 sq ft	Apr 2024	\$850,000	\$560
3611	1,255 sq ft	Mar 2024	\$865,000	\$689
5102	1,654 sq ft	Mar 2024	\$1,200,000	\$726
3601	1,870 sq ft	Mar 2024	\$1,845,000	\$987
1407	984 sq ft	Mar 2024	\$650,000	\$661

Market Information



Icon 2 (South Tower):	\$782/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale



Icon 2 (South Tower)	6%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Icon 2 (South Tower)	99 days
Miami	83 days
Miami-Dade	81 days