

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: \$1,094,000
 Valuated PPSF: \$721

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: 33
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 34
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 7

Building Association Information

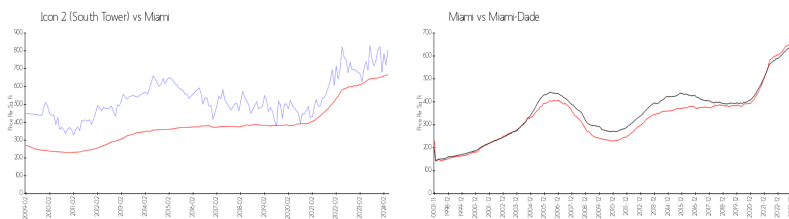
Icon Condominium Association Inc
 305 371 1411 & 786.220.6880

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 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): | \$801/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$694/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) | 104 days |
| Miami | 84 days |
| Miami-Dade | 81 days |