

# Unit 2413 - Icon 1 (North Tower)

2413 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11521433  
 Status: Active  
 Size: 1,012 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$815,000  
 List PPSF: \$805  
 Valuated Price: \$756,000  
 Valuated PPSF: \$747

*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: 713  
 Number of active listings for rent: 65  
 Number of active listings for sale: 33  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 33  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 9

## Building Association Information

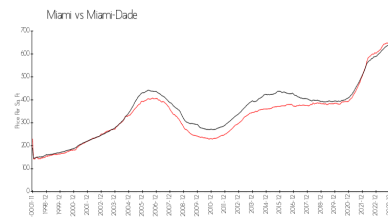
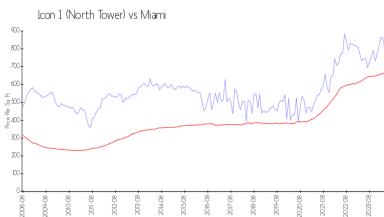
Icon Condominium Association Inc  
 305 371 1411 & 786.220.7701

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4503	1,313 sq ft	Apr 2024	\$1,175,000	\$895
3115	1,168 sq ft	Apr 2024	\$875,000	\$749
801	1,977 sq ft	Mar 2024	\$1,700,000	\$860
418	1,325 sq ft	Mar 2024	\$1,035,000	\$781
3510	546 sq ft	Mar 2024	\$423,000	\$775
2308	598 sq ft	Mar 2024	\$410,000	\$686
4809	1,167 sq ft	Mar 2024	\$830,000	\$711
2215	1,168 sq ft	Mar 2024	\$820,000	\$702
2211	816 sq ft	Mar 2024	\$670,000	\$821

## Market Information



Icon 1 (North Tower): \$782/sq. ft.  
 Miami: \$669/sq. ft.

Miami: \$669/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale



Icon 1 (North Tower)	5%
Miami	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Icon 1 (North Tower)	96 days
Miami	84 days
Miami-Dade	81 days