

# 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:	\$896,000
Valuated PPSF:	\$885

*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:	35
Building inventory for sale:	4%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	19
Number of sales over the last 3 months:	11

## Building Association Information

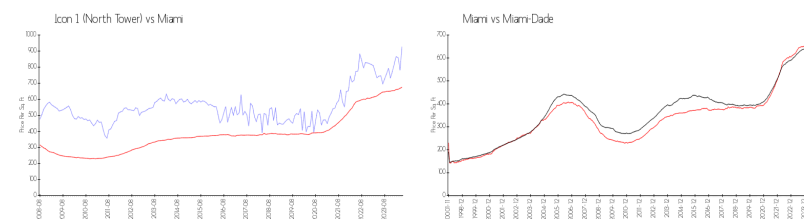
Icon Condominium Association Inc  
305 371 1411 & 786.220.7701

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3903	1,313 sq ft	May 2024	\$1,350,000	\$1,028
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
3501	2,044 sq ft	Mar 2024	\$1,700,000	\$832
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):	\$926/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/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)	91 days
Miami	83 days
Miami-Dade	81 days