

Unit 2509 - Icon 1 (North Tower)

2509 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11521852
Status:	Active
Size:	1,167 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking
View:	
List Price:	\$815,000
List PPSF:	\$698
Valuated Price:	\$761,000
Valuated PPSF:	\$652

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

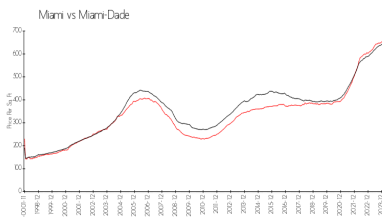
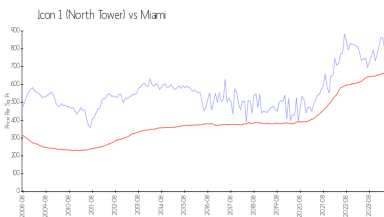
Icon Condominium Association Inc
305 371 1411 & 786.220.7701

<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

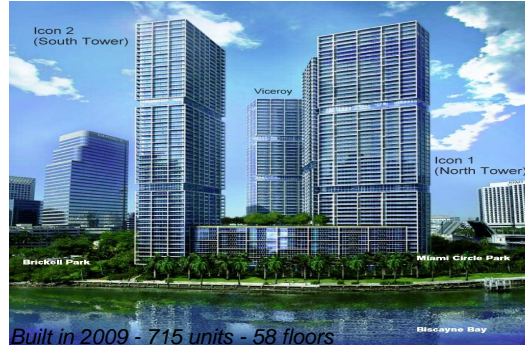
Market Information



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