

# Unit 2909 - Icon 1 (North Tower)

2909 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11525451                                |
| Status:         | Active                                   |
| Size:           | 1,167 Sq ft.                             |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | 2 Spaces,Assigned Parking,Circular Drive |
| View:           | Bay,Ocean View,Water View                |
| Rental Price:   | \$5,400                                  |
| List PPSF:      | \$5                                      |
| Valuated Price: | \$792,000                                |
| Valuated PPSF:  | \$679                                    |

*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: | 32  |
| 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/>

## Market Information



|                       |               |             |               |
|-----------------------|---------------|-------------|---------------|
| Icon 1 (North Tower): | \$782/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:                | \$669/sq. ft. | Miami-Dade: | \$695/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 |

