

# Unit 2209 - Icon 1 (North Tower)

2209 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11529899
Status:	Active
Size:	1,167 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Parking Garage,Valet Parking Bay,Intracoastal View,Pool Area View
View:	
Rental Price:	\$6,000
List PPSF:	\$5
Valuated Price:	\$816,000
Valuated PPSF:	\$699

*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

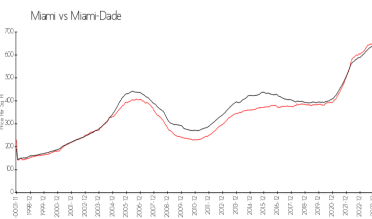
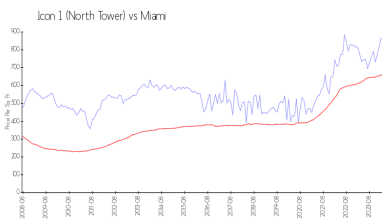
Number of units:	713
Number of active listings for rent:	65
Number of active listings for sale:	33
Building inventory for sale:	4%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	9

## 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.

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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

