

Unit 409 - Icon 2 (South Tower)

409 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

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|-----------------|-------------------------|
| MLS Number: | A11251214 |
| Status: | Pending |
| Size: | 1,035 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking |
| View: | |
| List Price: | \$595,000 |
| List PPSF: | \$575 |
| Valuated Price: | \$523,000 |
| Valuated PPSF: | \$505 |

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

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|--|-----|
| Number of units: | 560 |
| Number of active listings for rent: | 41 |
| Number of active listings for sale: | 36 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 35 |
| Number of sales over the last 6 months: | 15 |
| Number of sales over the last 3 months: | 8 |

Building Association Information

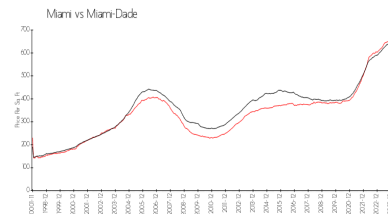
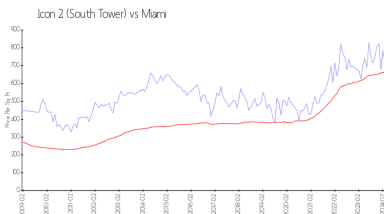
Icon Condominium Association Inc
305 371 1411 & 786.220.6880

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 603 | 1,518 sq ft | Apr 2024 | \$850,000 | \$560 |
| 3611 | 1,255 sq ft | Mar 2024 | \$865,000 | \$689 |
| 5102 | 1,654 sq ft | Mar 2024 | \$1,200,000 | \$726 |
| 3601 | 1,870 sq ft | Mar 2024 | \$1,845,000 | \$987 |
| 1407 | 984 sq ft | Mar 2024 | \$650,000 | \$661 |

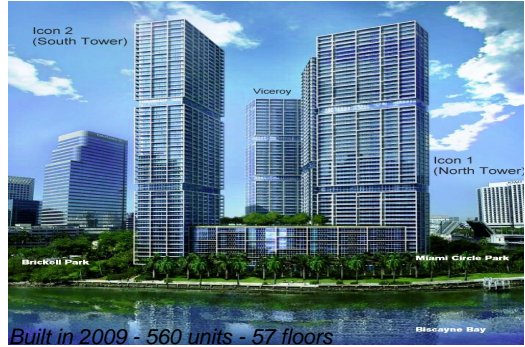
Market Information



| | | | |
|-----------------------|---------------|-------------|---------------|
| Icon 2 (South Tower): | \$722/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|----------------------|----|
| Icon 2 (South Tower) | 6% |
| Miami | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------|----------|
| Icon 2 (South Tower) | 101 days |
| Miami | 84 days |
| Miami-Dade | 81 days |