

# Unit 5303 - Icon 1 (North Tower)

5303 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11276012                |
| Status:         | Active                   |
| Size:           | 1,313 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$1,500,000              |
| List PPSF:      | \$1,142                  |
| Valuated Price: | \$1,310,000              |
| Valuated PPSF:  | \$998                    |

*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:      | 34  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 33  |
| Number of sales over the last 6 months:  | 18  |
| Number of sales over the last 3 months:  | 11  |

## Building Association Information

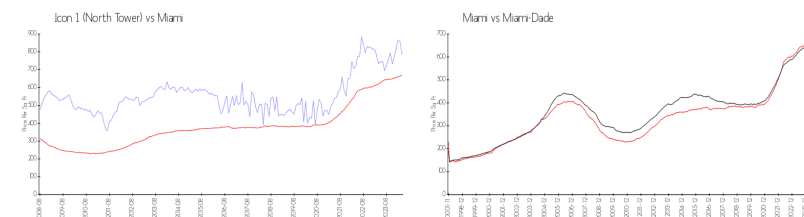
Icon Condominium Association Inc  
305 371 1411 & 786.220.7701

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 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 |

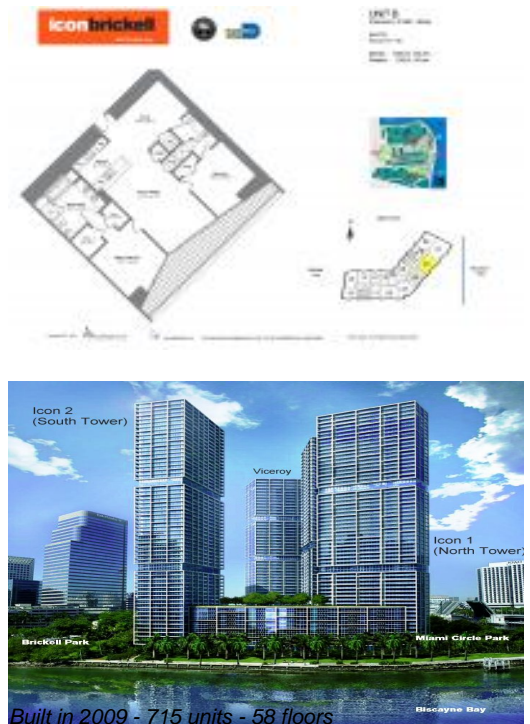
## Market Information



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

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Miami-Dade: \$698/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) | 99 days |
| Miami                | 84 days |
| Miami-Dade           | 81 days |