

# Unit 2403 - Icon 2 (South Tower)

2403 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11407129  
 Status: Active  
 Size: 1,518 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$950,000  
 List PPSF: \$626  
 Valuated Price: \$987,000  
 Valuated PPSF: \$650

*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: 560  
 Number of active listings for rent: 41  
 Number of active listings for sale: 35  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 36  
 Number of sales over the last 6 months: 16  
 Number of sales over the last 3 months: 8

## Building Association Information

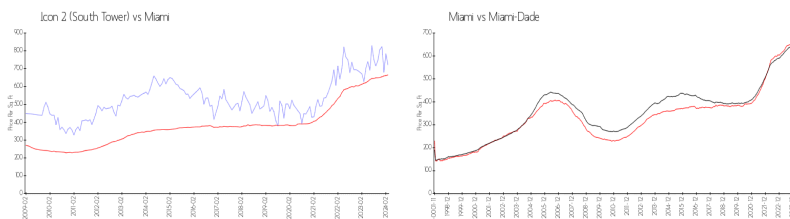
Icon Condominium Association Inc  
 305 371 1411 & 786.220.6880

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1701	1,870 sq ft	Apr 2024	\$1,700,000	\$909
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)	103 days
Miami	84 days
Miami-Dade	81 days