

Unit 2704 - Icon 2 (South Tower)

2704 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11455635
Status:	Active
Size:	1,633 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,389,000
List PPSF:	\$851
Valuated Price:	\$1,085,000
Valuated PPSF:	\$664

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:	35
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	8

Building Association Information

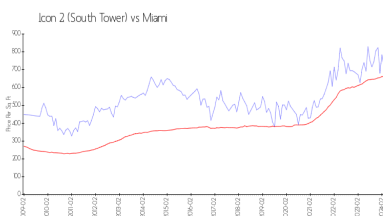
Icon Condominium Association Inc
305 371 1411 & 786.220.6880

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

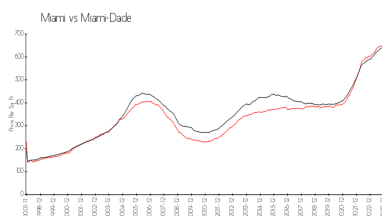
Recent Sales

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):	\$801/sq. ft.
Miami:	\$669/sq. ft.



Miami:	\$669/sq. ft.
Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Icon 2 (South Tower)	6%
Miami	4%



Miami-Dade	3%
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Avg. Time to Close Over Last 12 Months

Icon 2 (South Tower)	104 days
Miami	84 days
Miami-Dade	81 days