

Unit 3601 - Icon South Beach

3601 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11458432
Status:	Active
Size:	2,145 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$4,490,000
List PPSF:	\$2,093
Valuated Price:	\$5,078,000
Valuated PPSF:	\$2,367

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:	280
Number of active listings for rent:	19
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

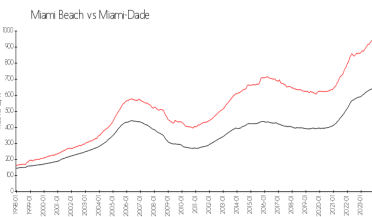
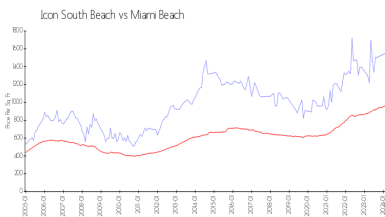
Icon South Beach Condominium
305-604-2088

<http://www.iconsouthbeach.com/main.htm>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2105	1,750 sq ft	Mar 2024	\$2,520,000	\$1,440
3603	2,158 sq ft	Jan 2024	\$2,650,000	\$1,228
802	1,933 sq ft	Aug 2023	\$2,700,000	\$1,397
3704	1,536 sq ft	Aug 2023	\$1,650,000	\$1,074
3404	3,694 sq ft	Jul 2023	\$4,705,000	\$1,274
1608	851 sq ft	Jul 2023	\$775,000	\$911
1410	1,370 sq ft	Jul 2023	\$1,500,000	\$1,095

Market Information

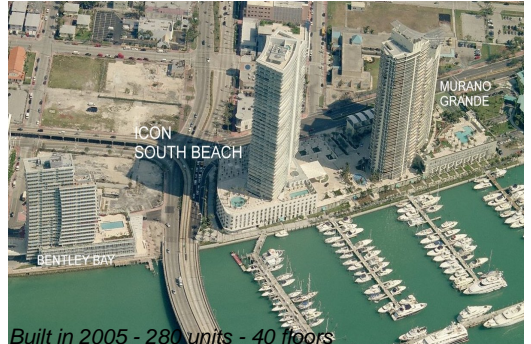


Icon South Beach: \$1515/sq. ft.
Miami Beach: \$952/sq. ft.

Miami Beach: \$952/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Icon South Beach	3%
Miami Beach	4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Icon South Beach

112 days

Miami Beach

98 days

Miami-Dade

81 days