

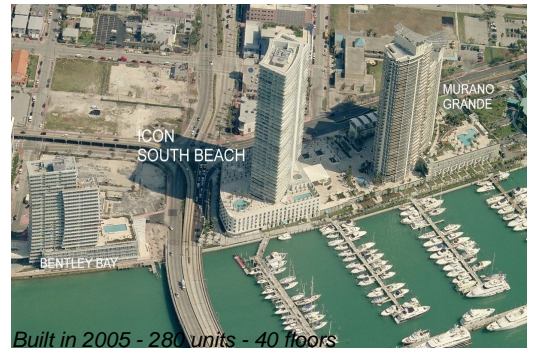
# Unit PH1 - Icon South Beach

PH1 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11475034  
 Status: Active  
 Size: 9,039 Sq ft.  
 Bedrooms: 6  
 Full Bathrooms: 7  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking

View:  
 List Price: \$47,500,000  
 List PPSF: \$5,255  
 Valuated Price: \$22,491,000  
 Valuated PPSF: \$2,488



*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

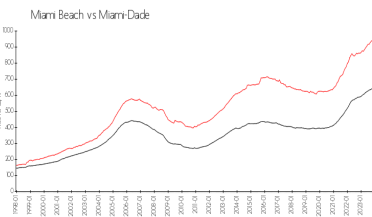
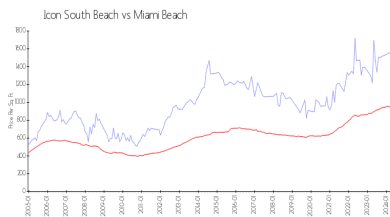
Icon South Beach Condominium  
 305-604-2088

<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-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