Unit 1401 - Icon 2 (South Tower)

1401 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

 MLS Number:
 A11501976

 Status:
 Active

 Size:
 1,870 Sq ft.

 Bedrooms:
 3

Bedrooms: 3 Full Bathrooms: 2

Half Bathrooms:

Parking Spaces: 1 Space, Assigned Parking, Covered

Parking

View:

 List Price:
 \$1,995,000

 List PPSF:
 \$1,067

 Valuated Price:
 \$1,541,000

 Valuated PPSF:
 \$824

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: 7

Building Association Information

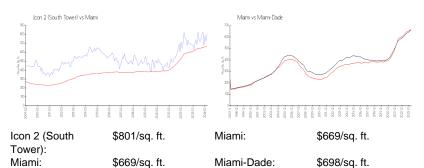
Icon Condominium Association Inc 305 371 1411 & 786.220.6880

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



6%

Inventory for Sale

Icon 2 (South Tower)





Miami 4% Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Icon 2 (South Tower)104 daysMiami84 daysMiami-Dade81 days