

# Unit 4408 - Icon 1 (North Tower)

4408 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11503461  
 Status: Active  
 Size: 598 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$460,000  
 List PPSF: \$769  
 Valuated Price: \$370,000  
 Valuated PPSF: \$619

*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: 713  
 Number of active listings for rent: 65  
 Number of active listings for sale: 33  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 34  
 Number of sales over the last 6 months: 19  
 Number of sales over the last 3 months: 12

## Building Association Information

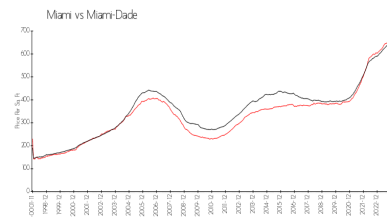
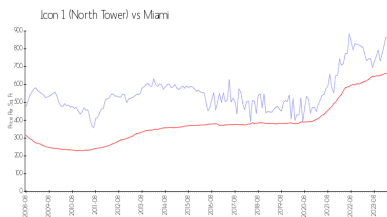
Icon Condominium Association Inc  
 305 371 1411 & 786.220.7701

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 4503   | 1,313 sq ft | Apr 2024     | \$1,175,000 | \$895 |
| 3115   | 1,168 sq ft | Apr 2024     | \$875,000   | \$749 |
| 801    | 1,977 sq ft | Mar 2024     | \$1,700,000 | \$860 |
| 418    | 1,325 sq ft | Mar 2024     | \$1,035,000 | \$781 |
| 3510   | 546 sq ft   | Mar 2024     | \$423,000   | \$775 |
| 2308   | 598 sq ft   | Mar 2024     | \$410,000   | \$686 |
| 4809   | 1,167 sq ft | Mar 2024     | \$830,000   | \$711 |
| 2215   | 1,168 sq ft | Mar 2024     | \$820,000   | \$702 |
| 2211   | 816 sq ft   | Mar 2024     | \$670,000   | \$821 |

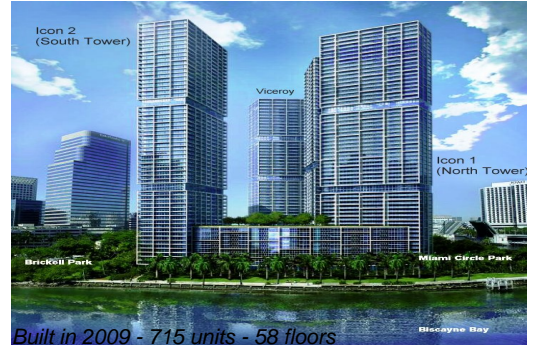
## Market Information



Icon 1 (North Tower): \$858/sq. ft.  
 Miami: \$665/sq. ft.

Miami: \$665/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale



|                      |    |
|----------------------|----|
| Icon 1 (North Tower) | 5% |
| Miami                | 4% |
| Miami-Dade           | 3% |

**Avg. Time to Close Over Last 12 Months**

|                      |          |
|----------------------|----------|
| Icon 1 (North Tower) | 106 days |
| Miami                | 84 days  |
| Miami-Dade           | 81 days  |