

# Unit 2006 - Icon South Beach

2006 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11520105
Status:	Active
Size:	1,452 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,700,000
List PPSF:	\$1,171
Valuated Price:	\$1,644,000
Valuated PPSF:	\$1,132

*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:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

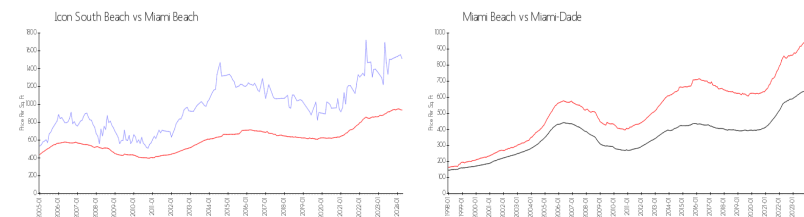
Icon South Beach Condominium  
305-604-2088

<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

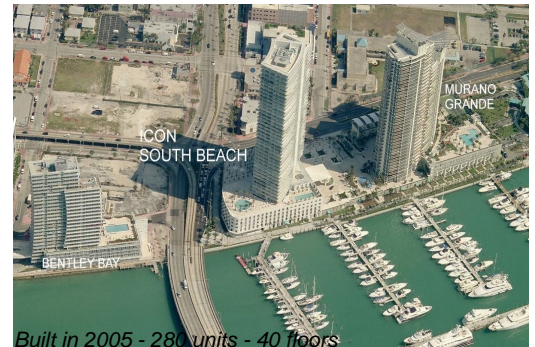


Icon South Beach: \$1510/sq. ft.  
Miami Beach: \$937/sq. ft.

Miami Beach: \$937/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Icon South Beach	3%
Miami Beach	4%



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

Icon South Beach	113 days
Miami Beach	97 days
Miami-Dade	81 days