

Unit 2413 - Icon 1 (North Tower)

2413 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11521433
 Status: Active
 Size: 1,012 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$815,000
 List PPSF: \$805
 Valuated Price: \$756,000
 Valuated PPSF: \$747

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: 34
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 32
 Number of sales over the last 6 months: 19
 Number of sales over the last 3 months: 11

Building Association Information

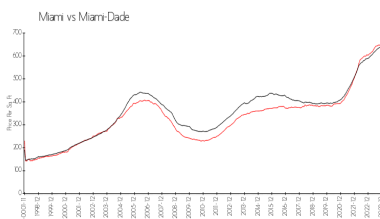
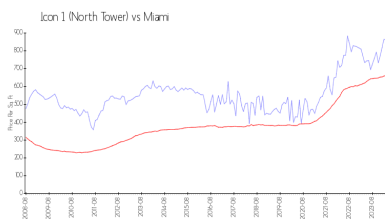
Icon Condominium Association Inc
 305 371 1411 & 786.220.7701

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3903	1,313 sq ft	May 2024	\$1,350,000	\$1,028
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
3501	2,044 sq ft	Mar 2024	\$1,700,000	\$832
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): \$782/sq. ft.
 Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
 Miami-Dade: \$695/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)	97 days
Miami	84 days
Miami-Dade	81 days