Unit 5408 - Icon 2 (South Tower)

5408 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11540261
Status:	Active
Size:	732 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Co Parking
View:	-
List Price:	\$620,000
List PPSF:	\$847
Valuated Price:	\$599,000
Valuated PPSF:	\$818

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.

overed



Common Line Martin Line Martin

Internet 1948

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

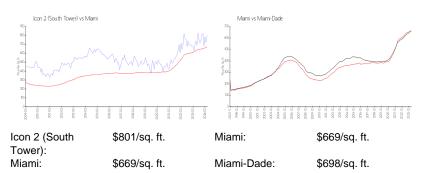
Icon Condominium Association Inc 305 371 1411 & 786.220.6880

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



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 days
Miami	84 days
Miami-Dade	81 days