

# Unit 5503 - Icon 1 (North Tower)

5503 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11576566
Status:	Active
Size:	1,313 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,550,000
List PPSF:	\$1,181
Valuated Price:	\$1,583,000
Valuated PPSF:	\$1,206

*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:	40
Building inventory for sale:	5%
Number of sales over the last 12 months:	30
Number of sales over the last 6 months:	19
Number of sales over the last 3 months:	9

## Building Association Information

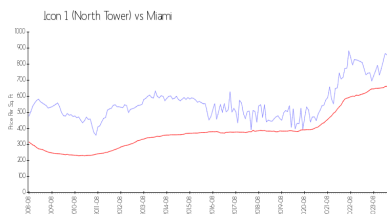
Icon Condominium Association Inc  
305 371 1411 & 786.220.7701

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

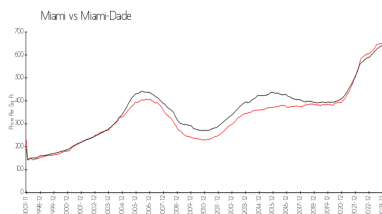
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3412	798 sq ft	Jun 2024	\$610,000	\$764
906	816 sq ft	Jun 2024	\$590,000	\$723
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

## Market Information



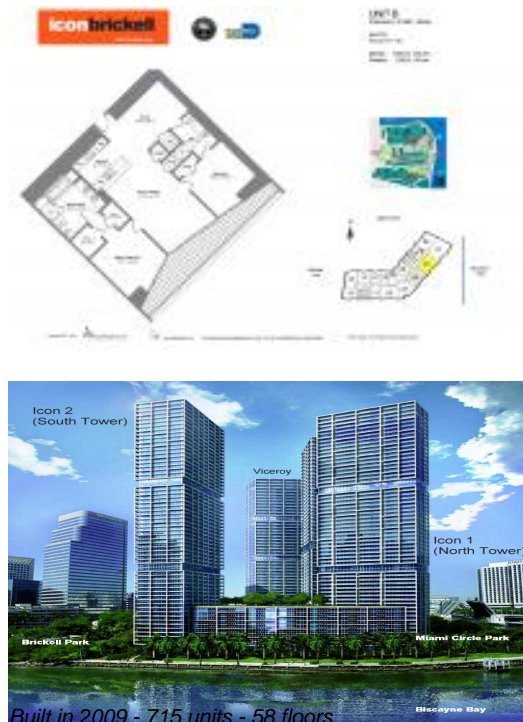
Icon 1 (North Tower): \$926/sq. ft.  
Miami: \$673/sq. ft.



Miami: \$673/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Icon 1 (North Tower)	6%
Miami	4%
Miami-Dade	3%



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

Icon 1 (North Tower)	82 days
Miami	83 days
Miami-Dade	81 days