

# Unit 2603 - Icon 2 (South Tower)

2603 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11582536
Status:	Active
Size:	1,518 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
Rental Price:	\$7,000
List PPSF:	\$5
Valuated Price:	\$1,033,000
Valuated PPSF:	\$681

*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

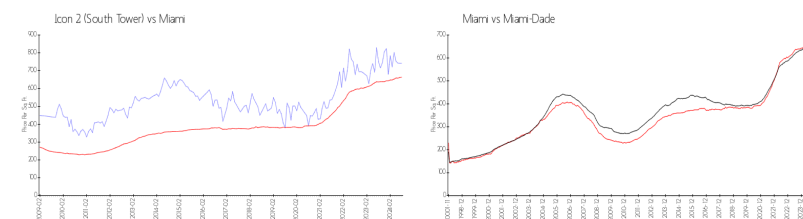
Number of units:	560
Number of active listings for rent:	41
Number of active listings for sale:	38
Building inventory for sale:	6%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	3

## Building Association Information

Icon Condominium Association Inc  
305 371 1411 & 786.220.6880

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

## Market Information



Icon 2 (South Tower):	\$741/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Icon 2 (South Tower)	7%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Icon 2 (South Tower)	91 days
Miami	85 days
Miami-Dade	85 days

