

# Unit 2409 - Icon 1 (North Tower)

2409 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11594004
Status:	Active
Size:	1,167 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking
View:	Bay,Intracoastal View,Pool Area View
Rental Price:	\$5,000
List PPSF:	\$4
Valuated Price:	\$893,000
Valuated PPSF:	\$765

*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

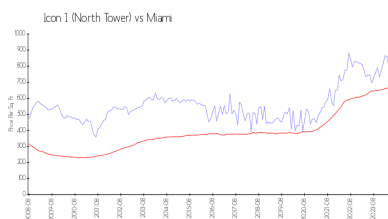
Number of units:	713
Number of active listings for rent:	65
Number of active listings for sale:	42
Building inventory for sale:	5%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	8

## Building Association Information

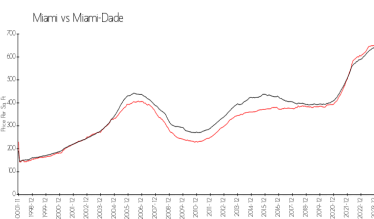
Icon Condominium Association Inc  
305 371 1411 & 786.220.7701

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

## 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)	84 days
Miami	83 days
Miami-Dade	82 days

