

# Unit 4704 - Icon 2 (South Tower)

4704 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11597884  
 Status: Active  
 Size: 1,500 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,270,000  
 List PPSF: \$847  
 Valuated Price: \$1,086,000  
 Valuated PPSF: \$724

*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: 36  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 29  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 3

## Building Association Information

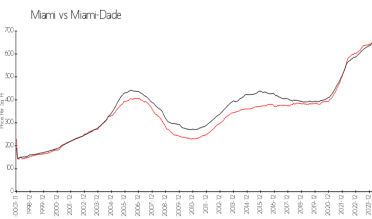
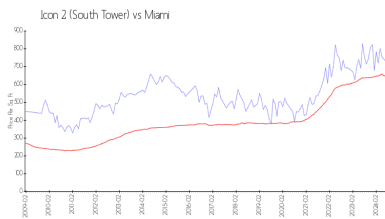
Icon Condominium Association Inc  
 305 371 1411 & 786.220.6880

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 3006   | 732 sq ft   | Aug 2024     | \$565,000   | \$772   |
| 4509   | 1,035 sq ft | Jul 2024     | \$680,000   | \$657   |
| BAY507 | 1,390 sq ft | Jun 2024     | \$890,000   | \$640   |
| 5404   | 1,633 sq ft | May 2024     | \$1,335,000 | \$818   |
| 1401   | 1,870 sq ft | May 2024     | \$1,995,000 | \$1,067 |
| 2601   | 1,870 sq ft | May 2024     | \$1,900,000 | \$1,016 |
| 4807   | 984 sq ft   | May 2024     | \$680,000   | \$691   |

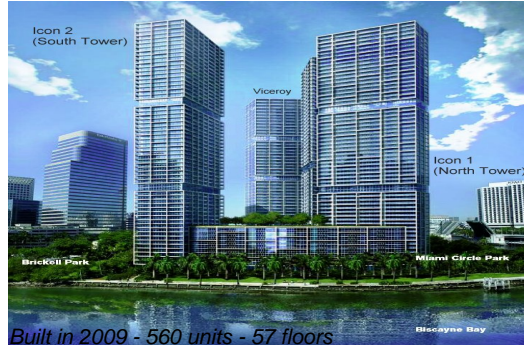
## Market Information



|                       |               |             |               |
|-----------------------|---------------|-------------|---------------|
| Icon 2 (South Tower): | \$715/sq. ft. | Miami:      | \$650/sq. ft. |
| Miami:                | \$650/sq. ft. | Miami-Dade: | \$697/sq. ft. |

## Inventory for Sale

Icon 2 (South Tower) 6%



|            |    |
|------------|----|
| Miami      | 4% |
| Miami-Dade | 4% |

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

|                      |         |
|----------------------|---------|
| Icon 2 (South Tower) | 93 days |
| Miami                | 84 days |
| Miami-Dade           | 84 days |