

Unit 1611 - Icon 2 (South Tower)

1611 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11599886
Status:	Active
Size:	1,255 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$899,000
List PPSF:	\$716
Valuated Price:	\$774,000
Valuated PPSF:	\$617

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:	37
Building inventory for sale:	6%
Number of sales over the last 12 months:	30
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	5

Building Association Information

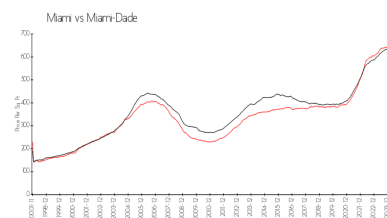
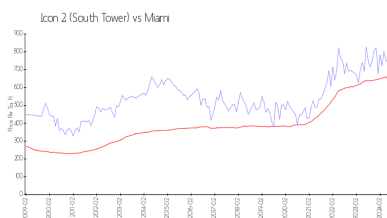
Icon Condominium Association Inc
305 371 1411 & 786.220.6880

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

Market Information



Icon 2 (South Tower):	\$742/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Icon 2 (South Tower)	7%
Miami	4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Icon 2 (South Tower)

92 days

Miami

84 days

Miami-Dade

83 days