

# Unit 3901 - Icon 2 (South Tower)

3901 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11600286
Status:	Active
Size:	1,870 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,100,000
List PPSF:	\$1,123
Valuated Price:	\$1,751,000
Valuated PPSF:	\$936

*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:	42
Building inventory for sale:	7%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Building Association Information

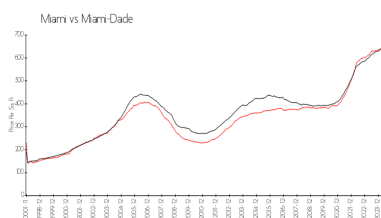
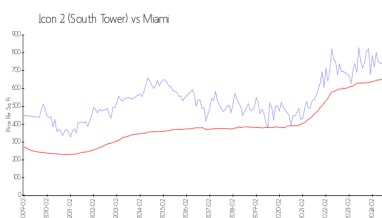
Icon Condominium Association Inc  
305 371 1411 & 786.220.6880

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4407	984 sq ft	Oct 2024	\$600,000	\$610
1611	1,255 sq ft	Sep 2024	\$860,000	\$685
2310	1,327 sq ft	Sep 2024	\$740,000	\$558
3006	732 sq ft	Aug 2024	\$565,000	\$772
4509	1,035 sq ft	Jul 2024	\$680,000	\$657

## Market Information



Icon 2 (South Tower):	\$709/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Icon 2 (South Tower)	8%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Icon 2 (South Tower)	92 days
Miami	86 days
Miami-Dade	85 days