

Unit 3409 - Icon 2 (South Tower)

3409 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11600892
 Status: Active
 Size: 1,035 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$712,000
 List PPSF: \$688
 Valuated Price: \$697,000
 Valuated PPSF: \$673

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

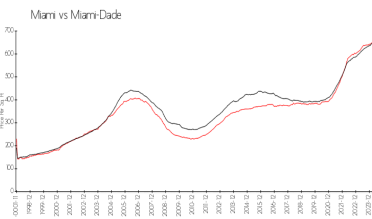
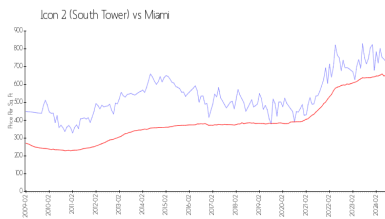
Icon Condominium Association Inc
 305 371 1411 & 786.220.6880

<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