

Unit 3203 - Icon South Beach

3203 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11605205
 Status: Active
 Size: 2,158 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: Other Parking
 View:
 List Price: \$3,500,000
 List PPSF: \$1,622
 Valuated Price: \$3,240,000
 Valuated PPSF: \$1,501

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: 280
 Number of active listings for rent: 19
 Number of active listings for sale: 12
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

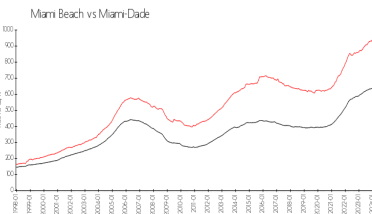
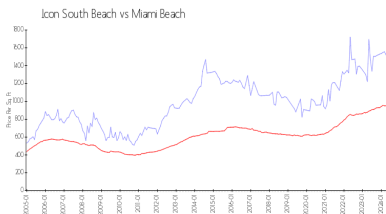
Icon South Beach Condominium
 305-604-2088

<http://www.iconsouthbeach.com/main.htm>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2105	1,750 sq ft	Mar 2024	\$2,520,000	\$1,440
3603	2,158 sq ft	Jan 2024	\$2,650,000	\$1,228
802	1,933 sq ft	Aug 2023	\$2,700,000	\$1,397
3704	1,536 sq ft	Aug 2023	\$1,650,000	\$1,074
3404	3,694 sq ft	Jul 2023	\$4,705,000	\$1,274

Market Information

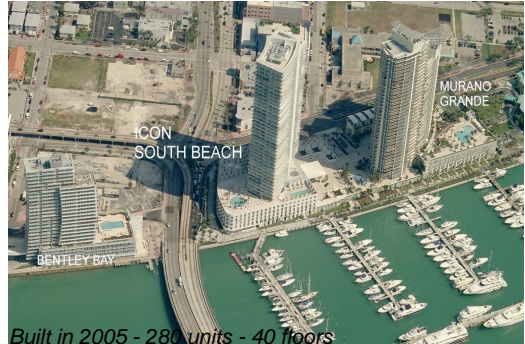


Icon South Beach: \$1454/sq. ft.
 Miami Beach: \$954/sq. ft.

Miami Beach: \$954/sq. ft.
 Miami-Dade: \$704/sq. ft.

Inventory for Sale

Icon South Beach 4%
 Miami Beach 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Icon South Beach	156 days
Miami Beach	99 days
Miami-Dade	83 days