

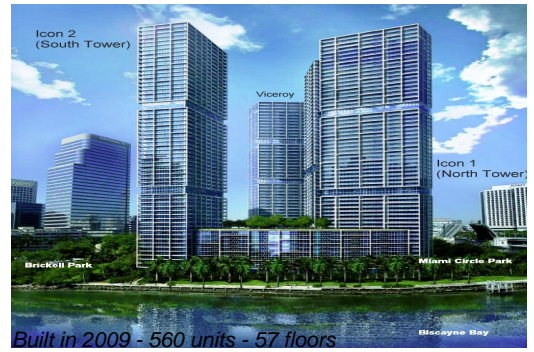
# Unit 5705 - Icon 2 (South Tower)

5705 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11607399
Status:	Active
Size:	2,097 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$2,299,000
List PPSF:	\$1,096
Valuated Price:	\$2,170,000
Valuated PPSF:	\$1,035

*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

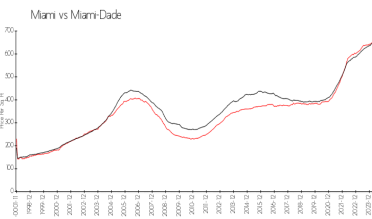
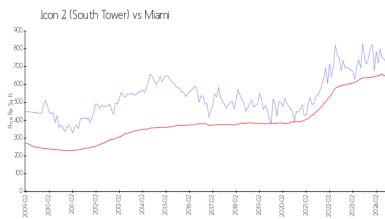
Icon Condominium Association Inc  
305 371 1411 & 786.220.6880

<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%
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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