

# Unit 5207 - Icon 2 (South Tower)

5207 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11611049                                      |
| Status:         | Cancelled                                      |
| Size:           | 984 Sq ft.                                     |
| Bedrooms:       | 1  |
| Full Bathrooms: | 1  |
| Half Bathrooms: |  |
| Parking Spaces: | Assigned Parking,Covered Parking,Valet Parking |
| View:           |  |
| Rental Price:   | \$4,700  |
| List PPSF:      | \$5  |
| Valuated Price: | \$822,000                                      |
| Valuated PPSF:  | \$835  |

*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

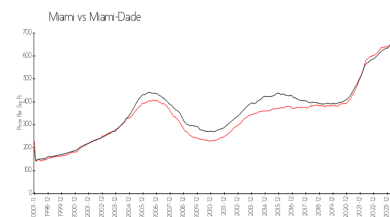
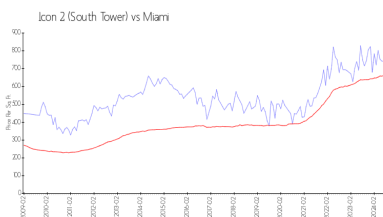
|  |     |
|--|-----|
| Number of units:                         | 560 |
| Number of active listings for rent:      | 41  |
| Number of active listings for sale:      | 38  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 27  |
| Number of sales over the last 6 months:  | 11  |
| 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/>

## Market Information



|                       |               |             |               |
|-----------------------|---------------|-------------|---------------|
| Icon 2 (South Tower): | \$741/sq. ft. | Miami:      | \$664/sq. ft. |
| Miami:                | \$664/sq. ft. | Miami-Dade: | \$696/sq. ft. |

## Inventory for Sale

|                      |    |
|----------------------|----|
| Icon 2 (South Tower) | 7% |
| Miami                | 4% |
| Miami-Dade           | 4% |

## Avg. Time to Close Over Last 12 Months

|                      |         |
|----------------------|---------|
| Icon 2 (South Tower) | 91 days |
| Miami                | 85 days |
| Miami-Dade           | 85 days |

