

Unit 901 - Icon South Beach

901 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11613359
Status:	Active
Size:	4,078 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$7,950,000
List PPSF:	\$1,949
Valuated Price:	\$3,726,000
Valuated PPSF:	\$1,737

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

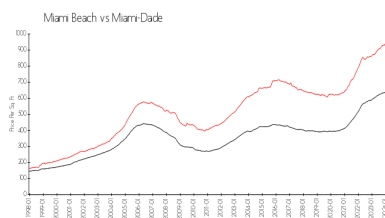
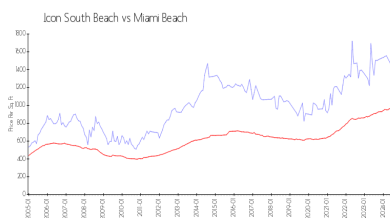
Icon South Beach Condominium
305-604-2088

<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

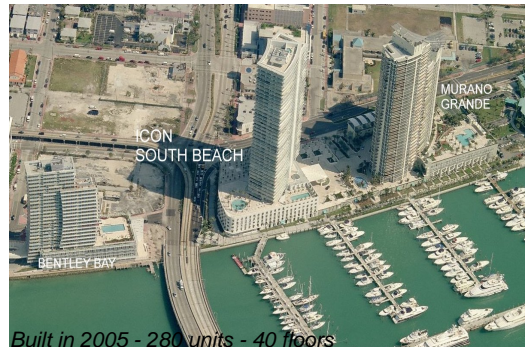


Icon South Beach: \$1454/sq. ft.
Miami Beach: \$954/sq. ft.

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