

Unit 2804 - Icon 2 (South Tower)

2804 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11615345
Status:	Active Under Contract
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
Rental Price:	\$6,800
List PPSF:	\$5
Valuated Price:	\$892,000
Valuated PPSF:	\$595

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:	42
Building inventory for sale:	7%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Building Association Information

Icon Condominium Association Inc
305 371 1411 & 786.220.6880

<http://www.iconbrickell.com/>

Market Information



Icon 2 (South Tower):	\$709/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Icon 2 (South Tower)	8%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Icon 2 (South Tower)	92 days
Miami	85 days
Miami-Dade	85 days

