

# Unit 5007 - Icon 2 (South Tower)

5007 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11619332
Status:	Active
Size:	984 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$725,000
List PPSF:	\$737
Valuated Price:	\$807,000
Valuated PPSF:	\$820

*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:	37
Building inventory for sale:	6%
Number of sales over the last 12 months:	30
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	5

## Building Association Information

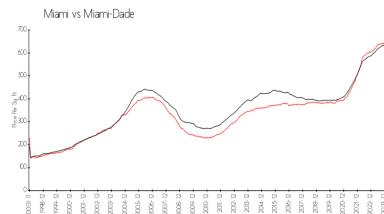
Icon Condominium Association Inc  
305 371 1411 & 786.220.6880

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

## Market Information



Icon 2 (South Tower):	\$742/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Icon 2 (South Tower)	7%
Miami	4%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Icon 2 (South Tower)	92 days
Miami	84 days
Miami-Dade	83 days