

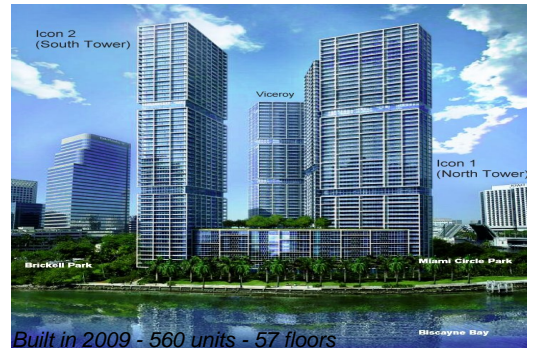
Unit 4105 - Icon 2 (South Tower)

4105 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11633290
Status:	Active
Size:	1,320 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,150,000
List PPSF:	\$871
Valuated Price:	\$998,000
Valuated PPSF:	\$756

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:	40
Building inventory for sale:	7%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Building Association Information

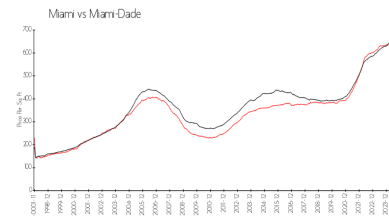
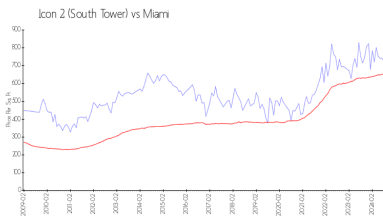
Icon Condominium Association Inc
305 371 1411 & 786.220.6880

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4407	984 sq ft	Oct 2024	\$600,000	\$610
1611	1,255 sq ft	Sep 2024	\$860,000	\$685
2310	1,327 sq ft	Sep 2024	\$740,000	\$558
3006	732 sq ft	Aug 2024	\$565,000	\$772
4509	1,035 sq ft	Jul 2024	\$680,000	\$657

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)	7%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Icon 2 (South Tower)

93 days

Miami

86 days

Miami-Dade

86 days