

Unit 2805 - Icon 1 (North Tower)

2805 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11636892
 Status: Active
 Size: 1,313 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$1,295,000
 List PPSF: \$986
 Valuated Price: \$1,114,000
 Valuated PPSF: \$848

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: 713
 Number of active listings for rent: 65
 Number of active listings for sale: 40
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 27
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

Building Association Information

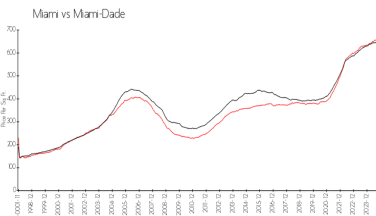
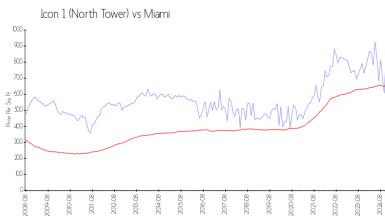
Icon Condominium Association Inc
 305 371 1411 & 786.220.7701

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2905	1,313 sq ft	Jan 2025	\$1,275,000	\$971
1810	546 sq ft	Jan 2025	\$416,000	\$762
2709	1,167 sq ft	Nov 2024	\$790,000	\$677
1401	1,977 sq ft	Nov 2024	\$1,800,000	\$910
2509	1,167 sq ft	Nov 2024	\$810,000	\$694

Market Information



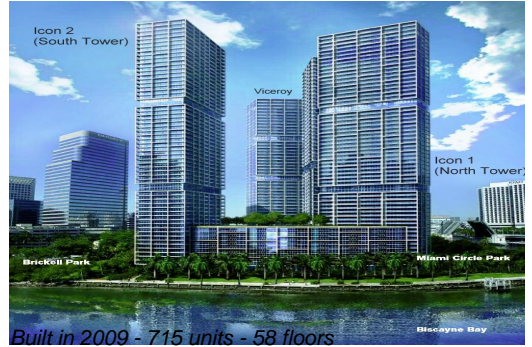
Icon 1 (North Tower): \$751/sq. ft.
 Miami: \$895/sq. ft.

Miami: \$895/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Icon 1 (North Tower) 6%
 Miami 5%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months



Icon 1 (North Tower)
Miami
Miami-Dade

102 days
91 days
90 days