

Unit 2302 - Icon 1 (North Tower)

2302 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11640640
Status:	Active
Size:	1,269 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,200,000
List PPSF:	\$946
Valuated Price:	\$902,000
Valuated PPSF:	\$711

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

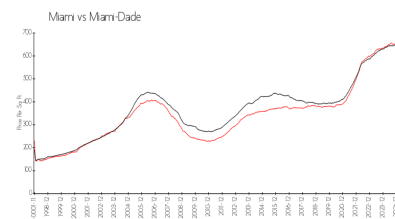
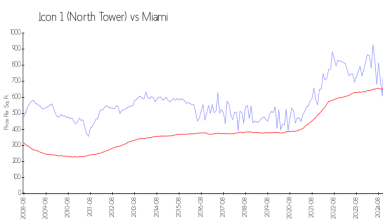
Icon Condominium Association Inc
305 371 1411 & 786.220.7701

<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.

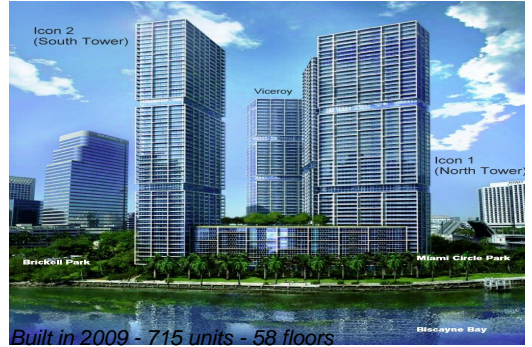
Miami: \$895/sq. ft.
Miami-Dade: \$688/sq. ft.

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)	102 days
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Miami
Miami-Dade

91 days
90 days