

# Unit BAY 405 - Icon 2 (South Tower)

BAY 405 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11650895  
 Status: Active  
 Size: 1,390 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View: Intracoastal View, Ocean View, Water View  
 Rental Price: \$7,500  
 List PPSF: \$5  
 Valuated Price: \$881,000  
 Valuated PPSF: \$634

*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

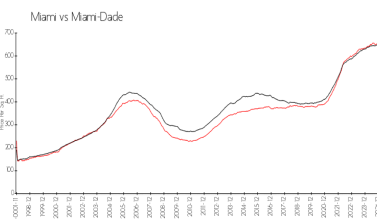
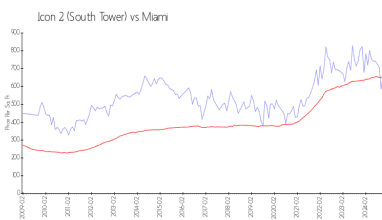
Number of units: 560  
 Number of active listings for rent: 41  
 Number of active listings for sale: 40  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

Icon Condominium Association Inc  
 305 371 1411 & 786.220.6880

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

## Market Information



Icon 2 (South Tower):	\$742/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Icon 2 (South Tower) 7%  
 Miami 5%  
 Miami-Dade 5%

## Avg. Time to Close Over Last 12 Months

Icon 2 (South Tower) 103 days  
 Miami 92 days  
 Miami-Dade 91 days

