

# Unit 808 - Icon South Beach

808 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11652881
Status:	Pending
Size:	851 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$770,000
List PPSF:	\$905
Valuated Price:	\$785,000
Valuated PPSF:	\$922

*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:	280
Number of active listings for rent:	19
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

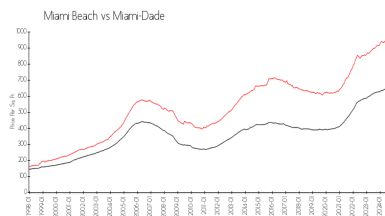
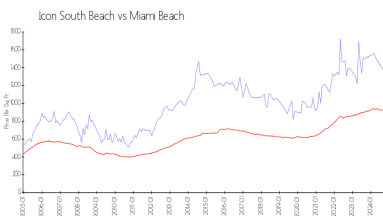
Icon South Beach Condominium  
305-604-2088

<http://www.iconsouthbeach.com/main.htm>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3207	1,815 sq ft	Dec 2024	\$3,075,000	\$1,694
2006	1,452 sq ft	Dec 2024	\$1,600,000	\$1,102
1606	1,452 sq ft	Nov 2024	\$1,450,000	\$999
1910	1,370 sq ft	Oct 2024	\$1,680,000	\$1,226
2110	1,370 sq ft	Sep 2024	\$1,400,000	\$1,022
3203	2,158 sq ft	Sep 2024	\$3,175,000	\$1,471

## Market Information



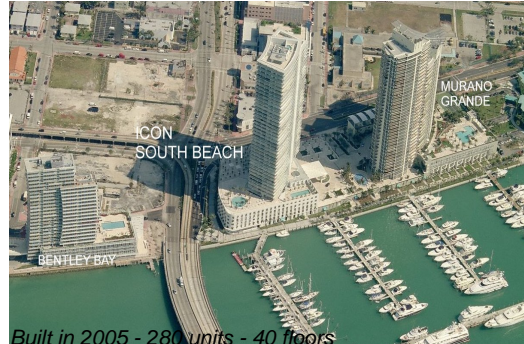
Icon South Beach: \$1386/sq. ft.  
Miami Beach: \$936/sq. ft.

Miami Beach: \$936/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Icon South Beach	4%
Miami Beach	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Icon South Beach  
Miami Beach  
Miami-Dade

185 days  
103 days  
89 days