

Unit 2504 - Icon 2 (South Tower)

2504 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11655136
 Status: Pending
 Size: 1,500 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces:
 View: Bay
 Rental Price: \$6,100
 List PPSF: \$4
 Valuated Price: \$866,000
 Valuated PPSF: \$577

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

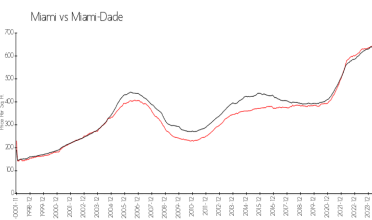
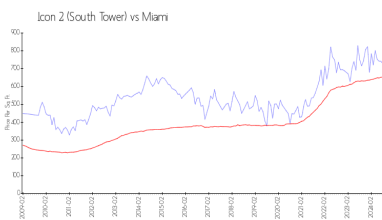
Number of units: 560
 Number of active listings for rent: 41
 Number of active listings for sale: 38
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

Icon Condominium Association Inc
 305 371 1411 & 786.220.6880

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

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 87 days
 Miami-Dade 87 days

