

# Unit 4902 - Icon 2 (South Tower)

4902 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11658468
Status:	Active
Size:	1,654 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	Bay,Ocean View
Rental Price:	\$7,990
List PPSF:	\$5
Valuated Price:	\$1,426,000
Valuated PPSF:	\$862

*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

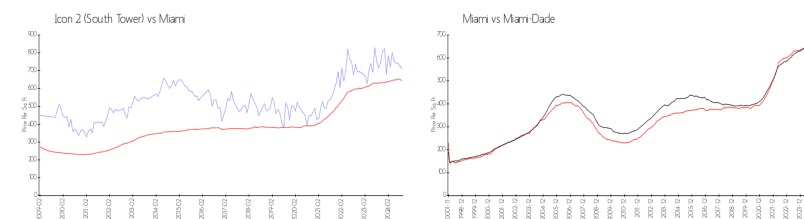
Number of units:	560
Number of active listings for rent:	41
Number of active listings for sale:	40
Building inventory for sale:	7%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

## 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	86 days

