

Unit 2011 - Icon 2 (South Tower)

2011 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11665295
 Status: Pending
 Size: 1,255 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$875,000
 List PPSF: \$697
 Valuated Price: \$770,000
 Valuated PPSF: \$614

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

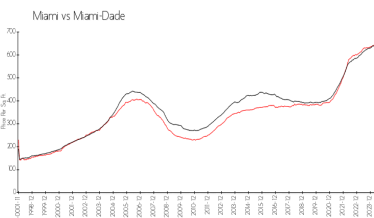
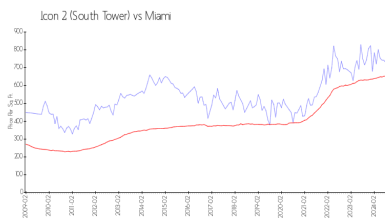
Icon Condominium Association Inc
 305 371 1411 & 786.220.6880

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4407	984 sq ft	Oct 2024	\$600,000	\$610
1611	1,255 sq ft	Sep 2024	\$860,000	\$685
2310	1,327 sq ft	Sep 2024	\$740,000	\$558
3006	732 sq ft	Aug 2024	\$565,000	\$772
4509	1,035 sq ft	Jul 2024	\$680,000	\$657

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