

Unit 1708 - Icon 2 (South Tower)

1708 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11666419
Status:	Pending
Size:	732 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$580,000
List PPSF:	\$792
Valuated Price:	\$367,000
Valuated PPSF:	\$501

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:	8
Number of sales over the last 3 months:	4

Building Association Information

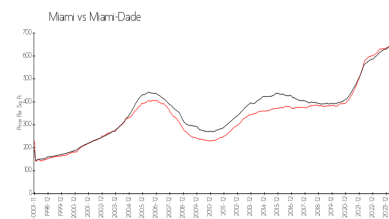
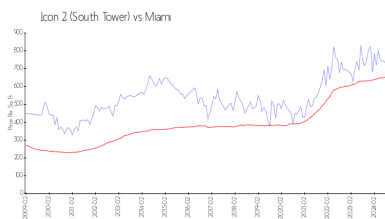
Icon Condominium Association Inc
305 371 1411 & 786.220.6880

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

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)
Miami
Miami-Dade

93 days
87 days
86 days