

Unit 3101 - Icon 2 (South Tower)

3101 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11668802
 Status: Active Under Contract
 Size: 1,870 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$1,699,000
 List PPSF: \$909
 Valuated Price: \$1,692,000
 Valuated PPSF: \$905

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: 24
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

Building Association Information

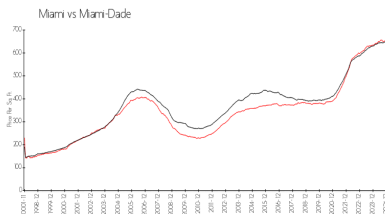
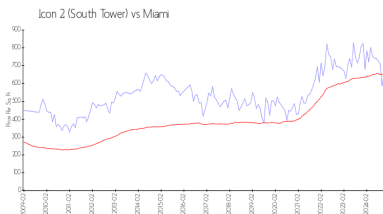
Icon Condominium Association Inc
 305 371 1411 & 786.220.6880

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-5701	2,632 sq ft	Jan 2025	\$3,550,000	\$1,349
5710	1,327 sq ft	Jan 2025	\$1,000,000	\$754
2011	1,255 sq ft	Jan 2025	\$875,000	\$697
2403	1,518 sq ft	Jan 2025	\$925,000	\$609
4105	1,320 sq ft	Dec 2024	\$1,100,000	\$833
1708	732 sq ft	Dec 2024	\$561,000	\$766

Market Information



Icon 2 (South Tower):	\$742/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Icon 2 (South Tower) 7%
 Miami 5%
 Miami-Dade 5%



Avg. Time to Close Over Last 12 Months

Icon 2 (South Tower)	103 days
Miami	92 days
Miami-Dade	91 days