

Unit 2709 - Icon 1 (North Tower)

2709 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11674894
 Status: Pending
 Size: 1,167 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$810,000
 List PPSF: \$694
 Valuated Price: \$698,000
 Valuated PPSF: \$598

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: 713
 Number of active listings for rent: 65
 Number of active listings for sale: 42
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 29
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3

Building Association Information

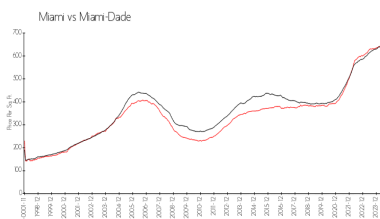
Icon Condominium Association Inc
 305 371 1411 & 786.220.7701

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	1,977 sq ft	Nov 2024	\$1,800,000	\$910
2509	1,167 sq ft	Nov 2024	\$810,000	\$694
5009	1,167 sq ft	Oct 2024	\$760,000	\$651
4209	1,167 sq ft	Sep 2024	\$810,000	\$694
710	546 sq ft	Aug 2024	\$423,000	\$775

Market Information



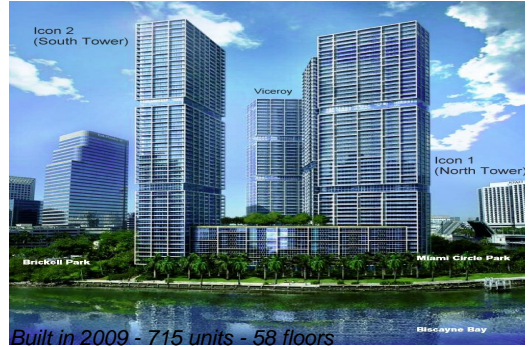
Icon 1 (North Tower): \$703/sq. ft.
 Miami: \$642/sq. ft.
 Miami: \$642/sq. ft.
 Miami-Dade: \$694/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Icon 1 (North Tower) 6%
 Miami 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Icon 1 (North Tower) 101 days



Miami
Miami-Dade

87 days
87 days