

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

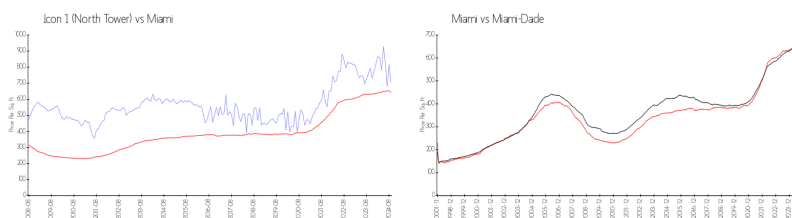
Icon Condominium Association Inc
305 371 1411 & 786.220.7701

<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.

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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
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Miami
Miami-Dade

87 days
87 days