

# Unit 4004 - Icon 2 (South Tower)

4004 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11678405  
 Status: Active  
 Size: 1,500 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,199,000  
 List PPSF: \$799  
 Valuated Price: \$1,005,000  
 Valuated PPSF: \$670

*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

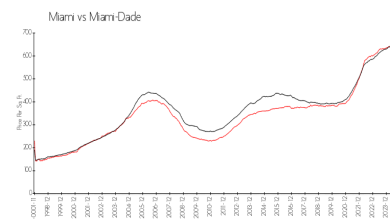
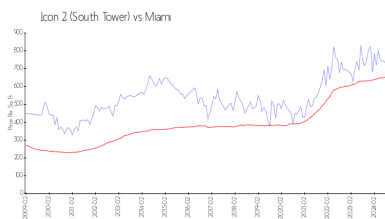
Icon Condominium Association Inc  
 305 371 1411 & 786.220.6880

<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)

93 days

Miami

86 days

Miami-Dade

86 days