

Unit 3502 - Icon South Beach

3502 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11696846
 Status: Active
 Size: 1,933 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking

View:
 List Price: \$3,299,000
 List PPSF: \$1,707
 Valuated Price: \$3,047,000
 Valuated PPSF: \$1,576

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: 280
 Number of active listings for rent: 19
 Number of active listings for sale: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

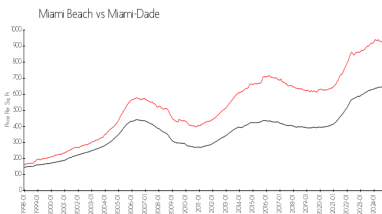
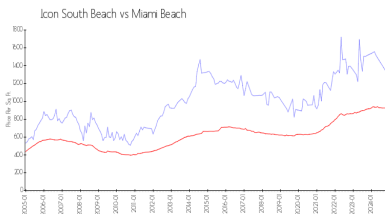
Icon South Beach Condominium
 305-604-2088

<http://www.iconsouthbeach.com/main.htm>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3207	1,815 sq ft	Dec 2024	\$3,075,000	\$1,694
2006	1,452 sq ft	Dec 2024	\$1,600,000	\$1,102
1606	1,452 sq ft	Nov 2024	\$1,450,000	\$999
1910	1,370 sq ft	Oct 2024	\$1,680,000	\$1,226
2110	1,370 sq ft	Sep 2024	\$1,400,000	\$1,022
3203	2,158 sq ft	Sep 2024	\$3,175,000	\$1,471

Market Information

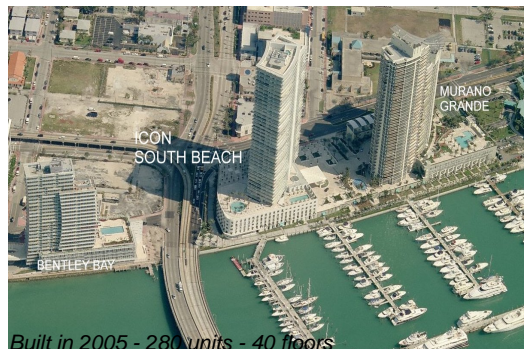


Icon South Beach: \$1553/sq. ft. Miami Beach: \$939/sq. ft.
 Miami Beach: \$939/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Icon South Beach: 4%
 Miami Beach: 6%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months



Icon South Beach
Miami Beach
Miami-Dade

152 days
104 days
90 days