

# Unit 2008 - Icon South Beach

2008 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11698607  
 Status: Active  
 Size: 0 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,100,000  
 Valuated Price: \$884,000  
 Valuated PPSF: \$1,039

*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: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

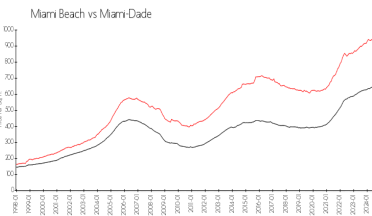
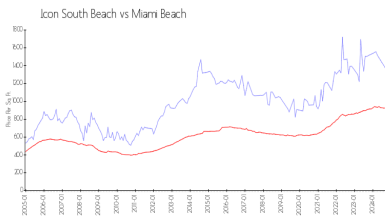
Icon South Beach Condominium  
 305-604-2088

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$1386/sq. ft.      Miami Beach: \$936/sq. ft.  
 Miami Beach: \$936/sq. ft.      Miami-Dade: \$693/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Icon South Beach: 196 days  
 Miami Beach: 104 days



Miami-Dade

88 days