

# Unit 2209 - Icon 1 (North Tower)

2209 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11700938                              |
| Status:         | Active                                 |
| Size:           | 1,167 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |                                        |
| List Price:     | \$995,000                              |
| List PPSF:      | \$853                                  |
| Valuated Price: | \$758,000                              |
| Valuated PPSF:  | \$650                                  |

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:      | 52  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

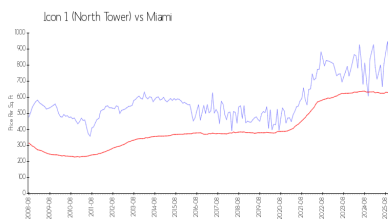
Icon Condominium Association Inc  
305 371 1411 & 786.220.7701

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

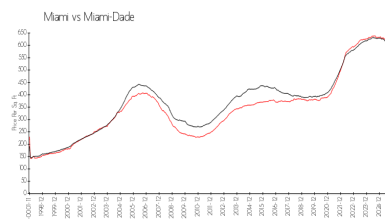
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 4711   | 816 sq ft   | Dec 2025     | \$549,000   | \$673   |
| 3512   | 798 sq ft   | Oct 2025     | \$575,000   | \$721   |
| 1408   | 598 sq ft   | Sep 2025     | \$427,000   | \$714   |
| 2013   | 1,012 sq ft | Sep 2025     | \$650,000   | \$642   |
| 3801   | 1,825 sq ft | Jul 2025     | \$1,850,000 | \$1,014 |

## Market Information



Icon 1 (North Tower): \$726/sq. ft.  
Miami: \$629/sq. ft.



Miami: \$629/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

|                      |    |
|----------------------|----|
| Icon 1 (North Tower) | 7% |
| Miami                | 5% |
| Miami-Dade           | 4% |

## Avg. Time to Close Over Last 12 Months

|                      |         |
|----------------------|---------|
| Icon 1 (North Tower) | 73 days |
|----------------------|---------|



Miami  
Miami-Dade

70 days  
77 days