

## Unit 3204 - Icon 1 (North Tower)

3204 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11715023
Status:	Active
Size:	597 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$580,000
List PPSF:	\$972
Valuated Price:	\$428,000
Valuated PPSF:	\$717

*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

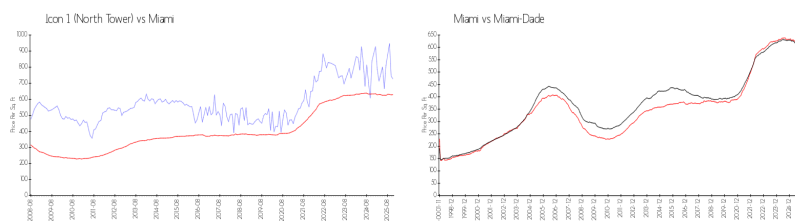
Icon Condominium Association Inc  
305 371 1411 & 786.220.7701

<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
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Miami  
Miami-Dade

70 days  
77 days