

# Unit 2102 - Icon 2 (South Tower)

2102 - 495 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11750429
Status:	Active
Size:	1,654 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Additional Spaces Available
View:	
List Price:	\$1,188,000
List PPSF:	\$718
Valuated Price:	\$895,000
Valuated PPSF:	\$541

*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:	41
Building inventory for sale:	7%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Building Association Information

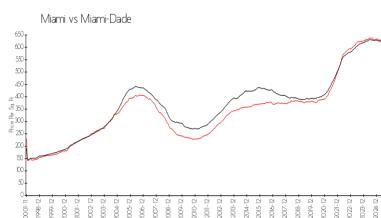
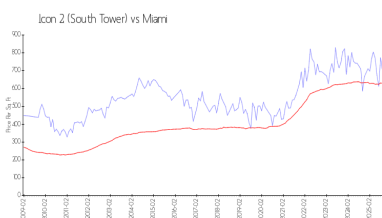
Icon Condominium Association Inc  
305 371 1411 & 786.220.6880

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3901	1,870 sq ft	Nov 2025	\$1,500,000	\$802
5009	1,035 sq ft	Nov 2025	\$650,000	\$628
1710	1,327 sq ft	Oct 2025	\$750,000	\$565
5609	1,035 sq ft	Oct 2025	\$635,000	\$614
2003	1,518 sq ft	Oct 2025	\$965,000	\$636

## Market Information



Icon 2 (South Tower):	\$588/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/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)	65 days
Miami	70 days
Miami-Dade	77 days