

Unit 2705 - Icon South Beach

2705 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11826110
Status:	Active
Size:	1,750 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$2,649,000
List PPSF:	\$1,514
Valuated Price:	\$2,814,000
Valuated PPSF:	\$1,608

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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

Building Association Information

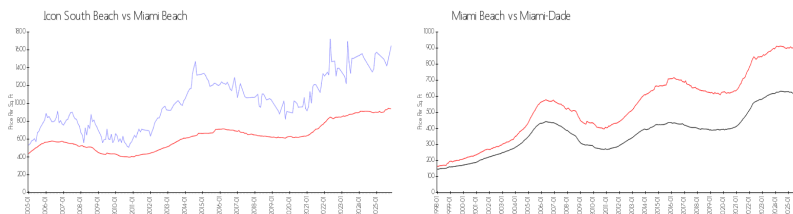
Icon South Beach Condominium
305-604-2088

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1907	1,815 sq ft	Dec 2025	\$3,125,000	\$1,722
1007	3,185 sq ft	Nov 2025	\$5,750,000	\$1,805
2007	1,815 sq ft	Sep 2025	\$3,300,000	\$1,818
602	1,933 sq ft	Aug 2025	\$2,200,000	\$1,138
4004	1,536 sq ft	Aug 2025	\$1,940,000	\$1,263
4104	1,536 sq ft	Aug 2025	\$2,000,000	\$1,302
2001	2,145 sq ft	Aug 2025	\$4,000,000	\$1,865

Market Information



Icon South Beach:	\$1644/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Icon South Beach	3%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Icon South Beach	82 days
Miami Beach	94 days
Miami-Dade	77 days