

Unit 2706 - Icon 1 (North Tower)

2706 - 465 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: F10462734
 Status: Active
 Size: 816 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Deeded Parking, Valet Parking
 View: Bay, Intracoastal View, Ocean View
 List Price: \$670,000
 List PPSF: \$821
 Valuated Price: \$565,000
 Valuated PPSF: \$692

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: 41
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 28
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

Building Association Information

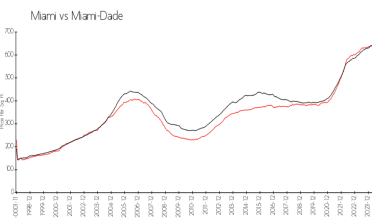
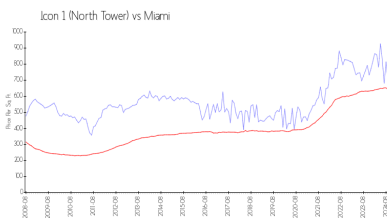
Icon Condominium Association Inc
 305 371 1411 & 786.220.7701

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2509	1,167 sq ft	Nov 2024	\$810,000	\$694
5009	1,167 sq ft	Oct 2024	\$760,000	\$651
4209	1,167 sq ft	Sep 2024	\$810,000	\$694
710	546 sq ft	Aug 2024	\$423,000	\$775
4914	798 sq ft	Jul 2024	\$627,000	\$786
4613	1,012 sq ft	Jul 2024	\$795,000	\$786

Market Information



Icon 1 (North Tower): \$703/sq. ft.
 Miami: \$642/sq. ft.

Miami: \$642/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Icon 1 (North Tower) 6%
 Miami 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months



Icon 1 (North Tower)
Miami
Miami-Dade

101 days
87 days
86 days