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ICON BRICKELL

TOWER 1

SALES REPORT



Icon Brickell Tower 1 -
465 Brickell Ave, Miami, FL 33131

SALES PERFORMANCE ANALYSIS
FOR ICON BRICKELL TOWER 1.

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UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

ICON BRICKELL TOWER 1 _ AVAILABILITY REPORT 11/17/2026			
	#units	AVERAGE $ / SQ.FT.	
STUDIOS	5	$670	**11%**
1 BEDS	15	$716	**32%**
2 BEDS	20	$889	**43%**
3 BEDS	6	$1,247	**13%**
5 BEDS	1	$2,201	**2%**
Available	**47**		**100%**
Total Units	712	**6.6%**	
ALL INVENTORY			**$884** AVERAGE $ / SQ.FT.

PRICING

	FROM	TO
STUDIOS	$360,000	$429,900
1 Beds	$490,000	$639,000
2 Beds	$685,000	$1,500,000
3 Beds	$1,649,000	$4,995,000
5 Beds	$10,500,000	$10,500,000

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STUDIOS

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
2508	0	1	598	$602	141	**$360,000**
3408	0	1	598	$610	159	**$365,000**
2610	0	1	546	$687	35	**$375,000**
3510	0	1	546	$733	278	**$399,999**
808	0	1	598	$719	1180	**$429,900**
AVERAGE				**$670**	**359**	

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1 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
2504	1	1	597	$821	85	**$490,000**
3204	1	1	597	$829	612	**$495,000**
2304	1	1	597	$838	281	**$500,000**
3214	1	1	798	$638	155	**$509,000**
2906	1	1	816	$631	302	**$515,000**
3111	1	1	816	$662	392	**$540,000**
1814	1	1	798	$683	289	**$545,000**
2414	1	1	798	$708	35	**$565,000**
612	1	1	798	$713	20	**$569,000**
4511	1	1	816	$705	498	**$575,000**
617	1	1	882	$656	50	**$579,000**
1614	1	1	798	$727	175	**$579,900**
5111	1	1	816	$711	247	**$580,000**
2011	1	1	816	$734	22	**$599,000**
4106	1	1	940	$680	283	**$639,000**
AVERAGE				**$716**	**230**	

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2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
5109	2	2	1,167	$587	196	**$685,000**
1609	2	2	1,167	$599	106	**$699,000**
1715	2	2	1,168	$685	276	**$800,000**
2507	2	2	1,290	$658	243	**$849,000**
3715	2	2	1,168	$762	355	**$890,000**
2209	2	2	1,167	$813	901	**$949,000**
5002	2	2	1,269	$784	33	**$995,000**
4902	2	2	1,269	$875	102	**$1,110,000**
819	2	2	1,325	$849	1017	**$1,125,000**
5402	2	2	1,269	$902	376	**$1,145,000**
4802	2	2	1,269	$906	545	**$1,150,000**
4805	2	2	1,313	$910	188	**$1,195,000**
2715	2	2	1,168	$1,027	209	**$1,200,000**
4505	2	2	1,313	$941	501	**$1,235,000**
2703	2	2	1,313	$952	234	**$1,250,000**

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2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES (Continued)

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
5305	2	2	1,313	$967	197	**$1,270,000**
5505	2	2	1,313	$990	491	**$1,300,000**
5203	2	2	1,313	$1,009	32	**$1,325,000**
2215	2	2	1,168	$1,276	123	**$1,490,000**
4115	2	2	1,168	$1,284	161	**$1,500,000**
AVERAGE				**$889**	**314**	

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3 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
2101	3	2.5	1,825	$904	242	**$1,649,000**
1001	3	2.5	1,977	$910	367	**$1,799,000**
1101	3	2.5	1,977	$910	493	**$1,800,000**
701	3	2.5	1,977	$956	444	**$1,890,000**
4901	3	2.5	1,825	$1,068	399	**$1,949,000**
4101	3	2	1,825	$2,737	187	**$4,995,000**
AVERAGE				**$1,247**	**355**	

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5 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
5701	5	6	4,770	$2,201	450	**$10,500,000**
AVERAGE				**$2,201**	**450**	

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RECENT SALES

CLOSED SALES (LAST 360 DAYS)

MLS DATA

STUDIO SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
5010	0	546	$410,000	**$375,000**	91.5%	08/26/2026
4910	0	546	$375,000	**$360,000**	96.0%	10/27/2026

1 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
917	1	882	$660,000	**$615,000**	93.2%	07/21/2026
5704	1	597	$450,000	**$432,500**	96.1%	07/30/2026

2 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
2002	2	1,269	$899,900	**$850,000**	94.5%	08/03/2026
3202	2	1,269	$850,000	**$830,000**	97.6%	06/24/2026
1602	2	1,269	$909,999	**$815,000**	89.6%	08/03/2026
3002	2	1,269	$829,000	**$810,000**	97.7%	10/29/2026
3609	2	1,167	$749,999	**$735,000**	98.0%	11/16/2026
4315	2	1,168	$755,000	**$690,000**	91.4%	10/16/2026

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HISTORY INVENTORY

HISTORY INVENTORY AVERAGE $ x Square Feet

September 30th 2026 ($760)

October 31st 2026 ($880)

November 17th, 2026 ($884)

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

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