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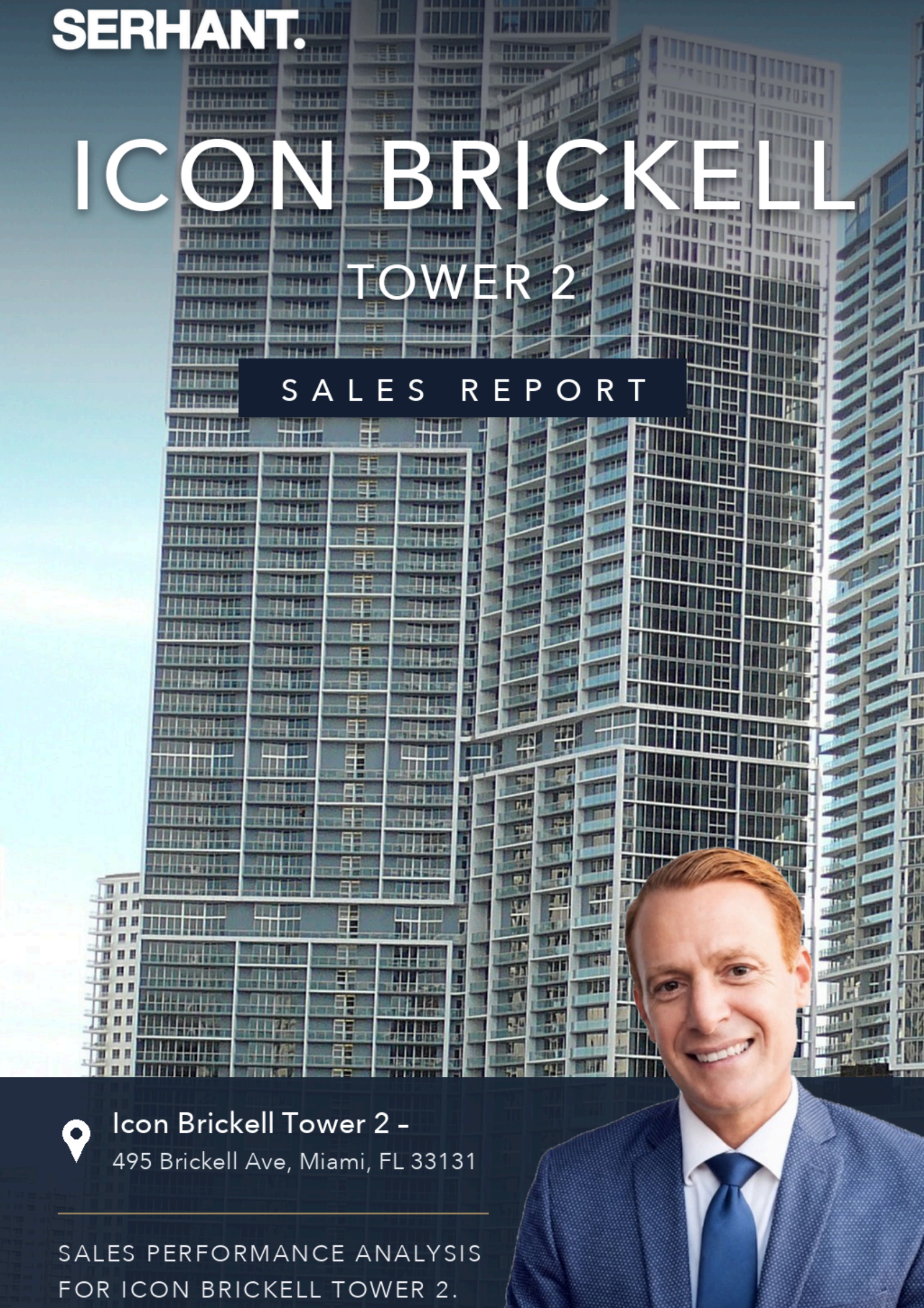
ICON BRICKELL

TOWER 2

SALES REPORT



Icon Brickell Tower 2 -
495 Brickell Ave, Miami, FL 33131

SALES PERFORMANCE ANALYSIS
FOR ICON BRICKELL TOWER 2.

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UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

ICON BRICKELL TOWER 2 _ AVAILABILITY REPORT 11/4/2026			
	#units	**AVERAGE $ / SQ.FT.**	
1 BEDS	8	$744	**21%**
2 BEDS	22	$745	**58%**
3 BEDS	8	$849	**21%**
Available	**38**		**100%**
Total Units	560	6.8%	
ALL INVENTORY			**$767** AVERAGE $ / SQ.FT.

PRICING

	FROM	TO
1 Beds	$599,000	$655,000
2 Beds	$745,000	$1,500,000
3 Beds	$1,249,000	$1,720,000

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1 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
5106	1	1	732	$818	146	**$599,000**
4709	1	1	1,035	$594	65	**$615,000**
2206	1	1	732	$847	349	**$620,000**
3706	1	1	732	$861	394	**$630,000**
5007	1	1	984	$650	104	**$639,500**
3207	1	1	984	$660	39	**$649,000**
5506	1	1	732	$888	34	**$650,000**
3509	1	1	1,035	$633	553	**$655,000**
AVERAGE				**$744**	**211**	

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2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
411	2	2	1,255	$594	444	**$745,000**
3504	2	2	1,500	$513	435	**$770,000**
905	2	2	1,450	$566	149	**$820,000**
1510	2	2	0	$0	408	**$875,000**
402	2	2	1,505	$585	1171	**$880,000**
BAY807	2	2	1,390	$643	124	**$894,000**
2405	2	2	1,450	$617	331	**$895,000**
1103	2	2	1,518	$592	69	**$899,000**
4105	2	2	1,320	$742	113	**$979,000**
3805	2	2	1,450	$707	296	**$1,025,000**
3803	2	2	1,518	$718	48	**$1,090,000**
2304	2	2	1,500	$750	512	**$1,125,000**
2303	2	2	1,518	$758	273	**$1,150,000**
4805	2	2	1,450	$828	831	**$1,200,000**
1802	2	2	1,654	$785	93	**$1,299,000**

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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
3603	2	2	1,518	$856	1277	**$1,300,000**
4003	2	2	1,518	$886	27	**$1,345,000**
2102	2	2	1,654	$834	12	**$1,380,000**
1702	2	2	1,654	$877	668	**$1,450,000**
4704	2	2	1,500	$973	48	**$1,460,000**
4502	2	2	1,654	$907	27	**$1,500,000**
5104	2	2	1,633	$919	457	**$1,500,000**
AVERAGE				**$745**	**355**	

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3 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
5005	3	2	1,450	$861	27	**$1,249,000**
501	3	2	1,870	$748	13	**$1,399,000**
1801	3	2	1,870	$829	627	**$1,550,000**
3401	3	2	1,870	$842	26	**$1,574,000**
2401	3	2	1,870	$855	445	**$1,599,000**
2201	3	2	1,870	$856	254	**$1,600,000**
3601	3	2	1,870	$882	90	**$1,650,000**
2801	3	2	1,870	$920	554	**$1,720,000**
AVERAGE				**$849**	**255**	

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RECENT SALES

CLOSED SALES (LAST 360 DAYS)

MLS DATA

1 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
5309	1	1,035	$622,000	**$580,000**	93.2%	08/28/2026
1608	1	732	$499,999	**$475,000**	95.0%	07/17/2026

2 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
3802	2	1,654	$1,590,000	**$1,460,000**	91.8%	07/02/2026
3702	2	1,654	$1,385,000	**$1,310,000**	94.6%	10/22/2026
4103	2	1,518	$1,285,000	**$1,245,500**	96.9%	06/24/2026
2902	2	1,654	$1,150,000	**$1,015,000**	88.3%	10/08/2026
2703	2	1,518	$975,000	**$975,000**	100.0%	10/02/2026
4705	2	1,450	$904,000	**$835,000**	92.4%	10/30/2026
1022	2	1,390	$849,000	**$829,000**	97.6%	06/01/2026
BAY406	2	1,390	$900,000	**$825,000**	91.7%	09/18/2026
1511	2	1,255	$850,000	**$810,000**	95.3%	06/08/2026
4911	2	1,255	$850,000	**$800,000**	94.1%	08/11/2026
4011	2	1,255	$799,000	**$730,000**	91.4%	06/18/2026

3 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
5703	3	2,172	$2,600,000	**$2,250,000**	86.5%	07/15/2026
1001	3	1,870	$1,399,000	**$1,310,000**	93.6%	05/15/2026

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HISTORY INVENTORY

HISTORY INVENTORY AVERAGE $ x Square Feet

September 30th 2026 ($766)

October 31st 2026 ($762)

November 4th, 2026 ($767)

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

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