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ICON BRICKELL

TOWER 3

SALES REPORT



Icon Brickell Tower 3 -
485 Brickell Ave, Miami, FL 33131

SALES PERFORMANCE ANALYSIS
FOR ICON BRICKELL TOWER 3.

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UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

ICON BRICKELL TOWER 3 _ AVAILABILITY REPORT 11/4/2026			
	#units	**AVERAGE $ / SQ.FT.**	
1 BEDS	16	$752	**48%**
2 BEDS	17	$775	**52%**
Available	**33**		**100%**
Total Units	520	**6.3%**	
ALL INVENTORY			**$764** AVERAGE $ / SQ.FT.

PRICING

	FROM	TO
1 Beds	$485,000	$899,000
2 Beds	$700,000	$1,160,000

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1 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
1907	1	1	842	$576	19	**$485,000**
1807	1	1	842	$593	236	**$499,000**
2306	1	1	842	$653	107	**$550,000**
1903	1	1	790	$753	556	**$595,000**
1611	1	1	876	$684	46	**$599,000**
2311	1	1	876	$691	162	**$605,000**
3211	1	1	876	$693	147	**$607,000**
1711	1	1	876	$736	686	**$645,000**
4706	1	1	842	$772	274	**$650,000**
3711	1	1	876	$773	460	**$677,000**
3401	1	1	898	$763	104	**$685,000**
2603	1	1	790	$880	618	**$695,000**
4501	1	1	898	$778	200	**$699,000**
2103	1	1	790	$886	112	**$700,000**
4711	1	1	876	$856	97	**$750,000**

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1 BEDROOM RESIDENCES

AVAILABLE RESIDENCES (Continued)

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
2609	1	1	953	$943	54	**$899,000**
AVERAGE				**$752**	**242**	

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2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
1809	2	1	953	$735	44	**$700,000**
1709	2	1	953	$761	319	**$725,000**
1804	2	2	1,286	$696	286	**$895,000**
2508	2	2	1,459	$620	553	**$905,000**
3904	2	2	1,286	$723	42	**$930,000**
1604	2	2	1,286	$739	531	**$949,999**
3109	2	1	953	$1,049	286	**$1,000,000**
3410	2	2	1,347	$757	71	**$1,020,000**
1608	2	2	1,459	$700	167	**$1,022,000**
4104	2	2	1,286	$801	200	**$1,030,000**
4804	2	2	1,286	$816	26	**$1,050,000**
2504	2	2	1,286	$839	1610	**$1,079,000**
4410	2	2	1,347	$817	425	**$1,100,000**
3708	2	2	1,459	$754	226	**$1,100,000**
4408	2	2	1,459	$788	536	**$1,149,000**

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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
2908	2	2	1,459	$788	455	**$1,150,000**
3208	2	2	1,459	$795	275	**$1,160,000**
AVERAGE				**$775**	**356**	

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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
4405	0	495	$440,000	**$420,000**	95.5%	10/15/2026

1 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
4109	1	953	$699,000	**$685,000**	98.0%	06/22/2026
3307	1	842	$560,000	**$560,000**	100.0%	07/27/2026
4606	1	842	$560,000	**$535,000**	95.5%	08/07/2026
4206	1	842	$540,000	**$510,000**	94.4%	10/12/2026
3707	1	842	$520,000	**$506,000**	97.3%	09/03/2026

2 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
4702	2	1,386	$1,070,000	**$1,010,000**	94.4%	10/20/2026
4110	2	1,347	$1,049,000	**$875,000**	83.4%	09/02/2026

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HISTORY INVENTORY

HISTORY INVENTORY AVERAGE $ x Square Feet

September 30th 2026 ($772)

October 31st 2026 ($764)

November 4th, 2026 ($764)

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

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