

Unit 3501 - Icon 3 Viceroy

3501 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11567198
Status:	Active
Size:	898 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$782,000
List PPSF:	\$871
Valuated Price:	\$752,000
Valuated PPSF:	\$837

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.

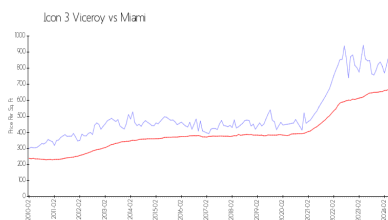
Building Information

Number of units:	520
Number of active listings for rent:	48
Number of active listings for sale:	20
Building inventory for sale:	3%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	10

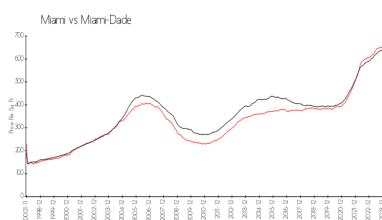
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3607	842 sq ft	May 2024	\$723,600	\$859
3911	876 sq ft	May 2024	\$755,000	\$862
2310	1,347 sq ft	May 2024	\$1,200,000	\$891
1609	953 sq ft	Apr 2024	\$790,000	\$829
1605	495 sq ft	Apr 2024	\$500,000	\$1,010
3909	953 sq ft	Apr 2024	\$950,000	\$997
3605	495 sq ft	Apr 2024	\$475,000	\$960
4608	1,459 sq ft	Apr 2024	\$1,145,000	\$785
2909	953 sq ft	Apr 2024	\$890,000	\$934

Market Information



Icon 3 Viceroy: \$853/sq. ft.
Miami: \$675/sq. ft.



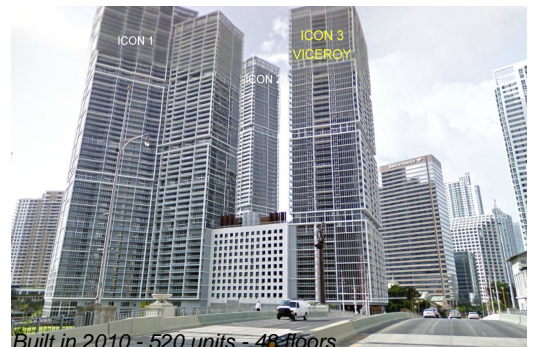
Miami: \$675/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

Icon 3 Viceroy	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Icon 3 Viceroy	123 days
Miami	83 days
Miami-Dade	81 days



Built in 2010 - 520 units - 48 floors