

# Unit 2504 - Icon 3 Viceroy

2504 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11218855
Status:	Active
Size:	1,286 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$1,139,000
List PPSF:	\$886
Valuated Price:	\$975,000
Valuated PPSF:	\$758

*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.*

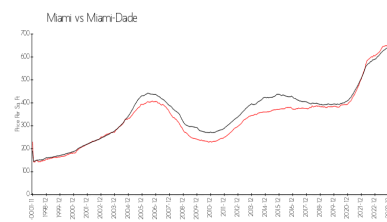
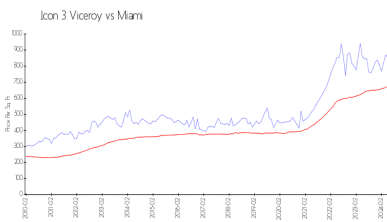
## Building Information

Number of units:	520
Number of active listings for rent:	48
Number of active listings for sale:	19
Building inventory for sale:	3%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	12

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2103	790 sq ft	Jun 2024	\$690,000	\$873
4511	876 sq ft	May 2024	\$690,000	\$788
3205	495 sq ft	May 2024	\$505,000	\$1,020
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

## Market Information



Icon 3 Viceroy:	\$853/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/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	104 days
Miami	83 days
Miami-Dade	82 days

