

# Unit 3308 - Icon 3 Viceroy

3308 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11396821    |
| Status:         | Active       |
| Size:           | 1,459 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: | None         |
| View:           |              |
| List Price:     | \$1,129,900  |
| List PPSF:      | \$774        |
| Valuated Price: | \$1,075,000  |
| Valuated PPSF:  | \$737        |

*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.*

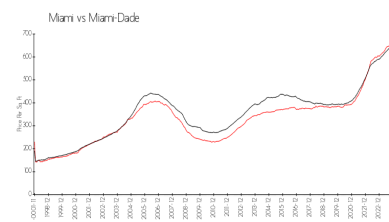
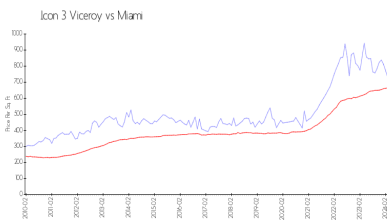
## Building Information

|  |     |
|--|-----|
| 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: | 34  |
| Number of sales over the last 6 months:  | 20  |
| Number of sales over the last 3 months:  | 7   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 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: | \$729/sq. ft. | Miami:      | \$665/sq. ft. |
| Miami:          | \$665/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          | 84 days  |
| Miami-Dade     | 81 days  |

