

Unit 2005 - Icon 3 Viceroy

2005 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11577326 |
| Status: | Active |
| Size: | 495 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$545,000 |
| List PPSF: | \$1,101 |
| Valuated Price: | \$376,000 |
| Valuated PPSF: | \$760 |

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.

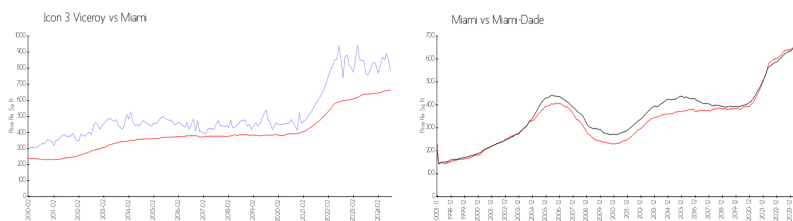
Building Information

| | |
|--|-----|
| Number of units: | 520 |
| Number of active listings for rent: | 48 |
| Number of active listings for sale: | 25 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 30 |
| Number of sales over the last 6 months: | 15 |
| Number of sales over the last 3 months: | 3 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 3308 | 1,459 sq ft | Sep 2024 | \$1,135,000 | \$778 |
| 4310 | 1,347 sq ft | Aug 2024 | \$1,200,000 | \$891 |
| 3609 | 953 sq ft | Aug 2024 | \$907,000 | \$952 |
| 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: | \$781/sq. ft. | Miami: | \$664/sq. ft. |
| Miami: | \$664/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|----------------|----|
| Icon 3 Viceroy | 5% |
| Miami | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------|----------|
| Icon 3 Viceroy | 119 days |
| Miami | 85 days |
| Miami-Dade | 85 days |

