

Unit 1809 - Icon 3 Viceroy

1809 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11587277
Status:	Active
Size:	953 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$850,000
List PPSF:	\$892
Valuated Price:	\$710,000
Valuated PPSF:	\$745

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.

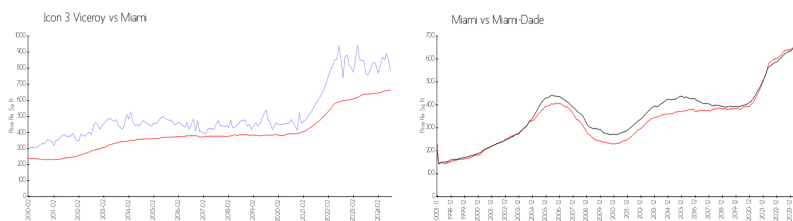
Building Information

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



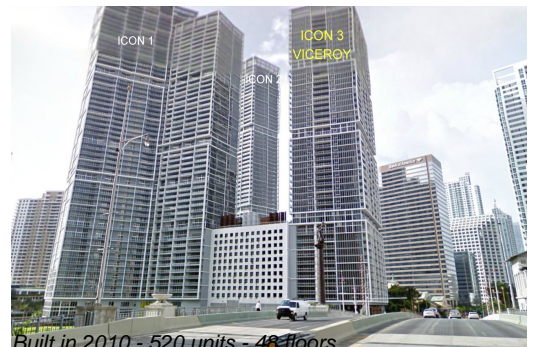
Icon 3 Viceroy:	\$781/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

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



Built in 2010 - 520 units - 48 floors