

# Unit 2001 - Icon 3 Viceroy

2001 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11608178
Status:	Active
Size:	898 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	None, Parking-Under Building
View:	
List Price:	\$750,000
List PPSF:	\$835
Valuated Price:	\$585,000
Valuated PPSF:	\$651

*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.*

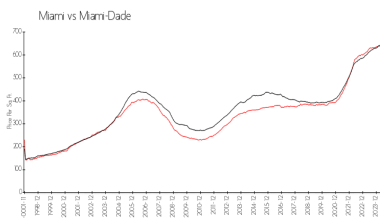
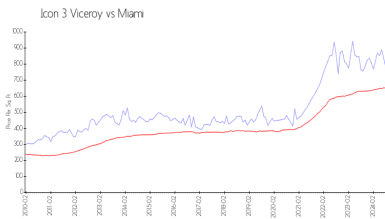
## Building Information

Number of units:	520
Number of active listings for rent:	48
Number of active listings for sale:	32
Building inventory for sale:	6%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4804	1,286 sq ft	Nov 2024	\$1,060,000	\$824
3309	953 sq ft	Oct 2024	\$840,000	\$881
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

## Market Information



Icon 3 Viceroy:	\$770/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Icon 3 Viceroy	6%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Icon 3 Viceroy	134 days
Miami	87 days
Miami-Dade	87 days

