

Unit 4706 - Icon 3 Viceroy

4706 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11647025
 Status: Active
 Size: 842 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$710,000
 List PPSF: \$843
 Valuated Price: \$753,000
 Valuated PPSF: \$894

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.

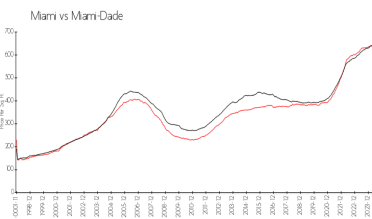
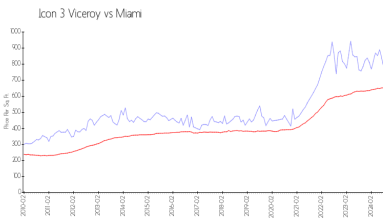
Building Information

Number of units: 520
 Number of active listings for rent: 48
 Number of active listings for sale: 31
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 26
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

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: 131 days
 Miami: 86 days
 Miami-Dade: 86 days

