

# Unit 2205 - Icon 3 Viceroy

2205 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11648724  
 Status: Active  
 Size: 495 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Detached  
 View:  
 List Price: \$499,000  
 List PPSF: \$1,008  
 Valuated Price: \$367,000  
 Valuated PPSF: \$741

*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.*

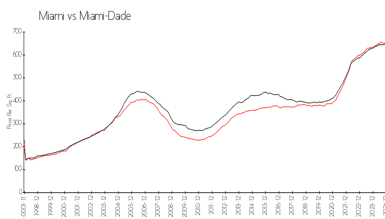
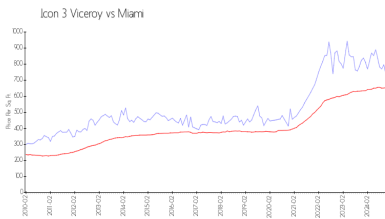
## Building Information

Number of units: 520  
 Number of active listings for rent: 48  
 Number of active listings for sale: 30  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4602	1,386 sq ft	Jan 2025	\$1,230,000	\$887
2510	1,347 sq ft	Jan 2025	\$1,200,000	\$891
3208	1,459 sq ft	Dec 2024	\$1,160,000	\$795
4507	842 sq ft	Dec 2024	\$675,000	\$802
4804	1,286 sq ft	Nov 2024	\$1,060,000	\$824

## Market Information



Icon 3 Viceroy: \$746/sq. ft.      Miami: \$895/sq. ft.  
 Miami: \$895/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Icon 3 Viceroy: 126 days  
 Miami: 91 days  
 Miami-Dade: 91 days

