

Unit 1711 - Icon 3 Viceroy

1711 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11666736
 Status: Active
 Size: 876 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$699,000
 List PPSF: \$798
 Valuated Price: \$537,000
 Valuated PPSF: \$613

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.

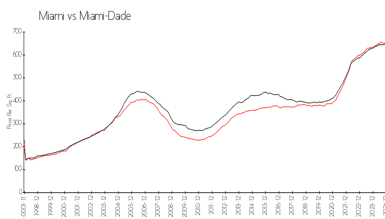
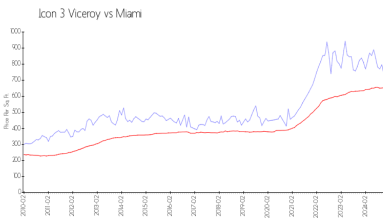
Building Information

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: 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: 90 days

