

# Unit 2303 - Icon 3 Viceroy

2303 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

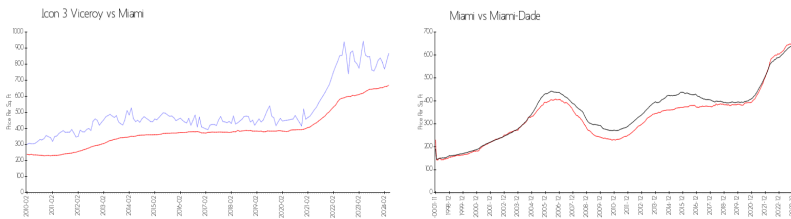
MLS Number:	A11570453
Status:	Pending
Size:	790 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	Bay, River, Water View
Rental Price:	\$3,375
List PPSF:	\$4
Valuated Price:	\$688,000
Valuated PPSF:	\$871

*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:	19
Building inventory for sale:	3%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	8

## Market Information



Icon 3 Viceroy:	\$869/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Icon 3 Viceroy	118 days
Miami	84 days
Miami-Dade	81 days

