

# Unit 3703 - Icon 3 Viceroy

3703 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11567201  
 Status: Active  
 Size: 790 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$765,000  
 List PPSF: \$968  
 Valuated Price: \$791,000  
 Valuated PPSF: \$1,001

*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.*

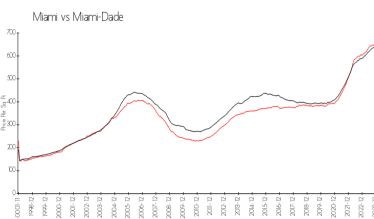
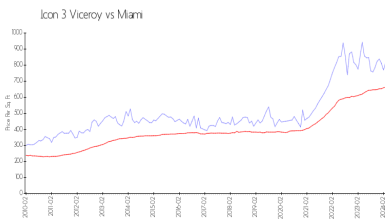
## Building Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2310	1,347 sq ft	May 2024	\$1,200,000	\$891
1609	953 sq ft	Apr 2024	\$790,000	\$829
1605	495 sq ft	Apr 2024	\$500,000	\$1,010
3909	953 sq ft	Apr 2024	\$950,000	\$997
3605	495 sq ft	Apr 2024	\$475,000	\$960
4608	1,459 sq ft	Apr 2024	\$1,145,000	\$785
2909	953 sq ft	Apr 2024	\$890,000	\$934

## Market Information



Icon 3 Viceroy: \$869/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$695/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

