

# Unit 2503 - Icon 3 Viceroy

2503 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11468804
Status:	Active
Size:	790 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$740,000
List PPSF:	\$937
Valuated Price:	\$702,000
Valuated PPSF:	\$889

*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.*

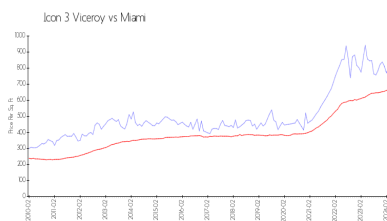
## Building Information

Number of units:	520
Number of active listings for rent:	48
Number of active listings for sale:	20
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:	7

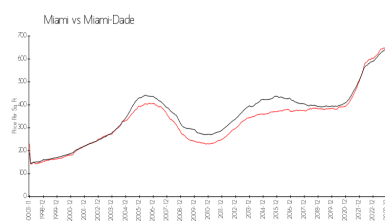
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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.



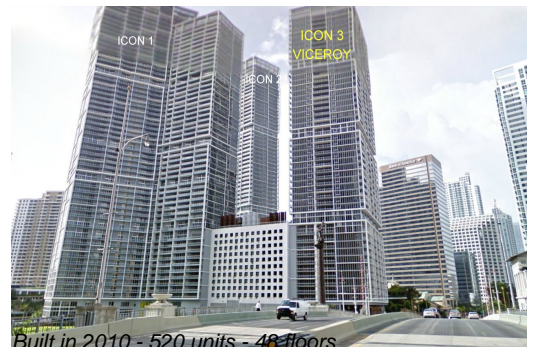
Miami: \$669/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Icon 3 Viceroy	122 days
Miami	84 days
Miami-Dade	81 days



Built in 2010 - 520 units - 48 floors