

Unit 2603 - Icon 3 Viceroy

2603 - 501 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11749201
Status:	Active
Size:	790 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$739,500
List PPSF:	\$936
Valuated Price:	\$576,000
Valuated PPSF:	\$729

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.

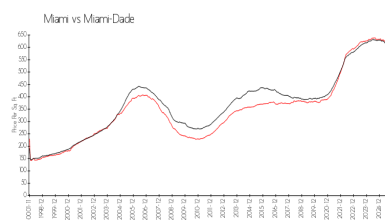
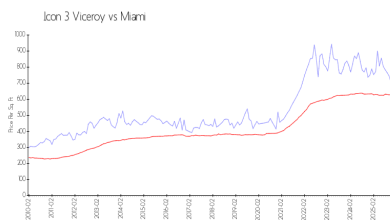
Building Information

Number of units:	520
Number of active listings for rent:	48
Number of active listings for sale:	43
Building inventory for sale:	8%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4207	842 sq ft	Dec 2025	\$600,000	\$713
2501	898 sq ft	Oct 2025	\$575,000	\$640
3508	1,459 sq ft	Oct 2025	\$1,160,000	\$795
3107	842 sq ft	Jul 2025	\$388,000	\$461
2205	495 sq ft	Jun 2025	\$515,000	\$1,040
4706	842 sq ft	Jun 2025	\$650,000	\$772

Market Information



Icon 3 Viceroy:	\$706/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Icon 3 Viceroy	8%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Icon 3 Viceroy	70 days
Miami	70 days
Miami-Dade	77 days

