

# Unit C708 - Palace

C708 - 1541 Brickell Ave, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number:	A11495801
Status:	Active
Size:	1,624 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$1,225,000
List PPSF:	\$754
Valuated Price:	\$880,000
Valuated PPSF:	\$542

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:	249
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

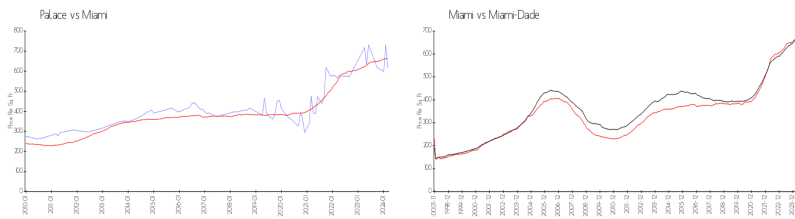
## Building Association Information

The Palace Condominium  
 Address: 1541 Brickell Ave,  
 Miami, FL 33129  
 Phone: +1 305-858-8400

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B1504	1,640 sq ft	Apr 2024	\$720,000	\$439
C1408	1,475 sq ft	Feb 2024	\$1,015,000	\$688
C807	1,117 sq ft	Jan 2024	\$555,000	\$497
B2704	1,640 sq ft	Dec 2023	\$780,000	\$476
B403	1,640 sq ft	Dec 2023	\$770,000	\$470

## Market Information



Palace:	\$615/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Palace	3%
Miami	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Palace	127 days
Miami	84 days
Miami-Dade	81 days