

Unit A2102 - Palace

A2102 - 1541 Brickell Ave, Miami, FL, Miami-Dade 33129

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11533425 |
| Status: | Active |
| Size: | 1,640 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$1,010,000 |
| List PPSF: | \$616 |
| Valuated Price: | \$919,000 |
| Valuated PPSF: | \$560 |

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

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|--|-----|
| 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 |

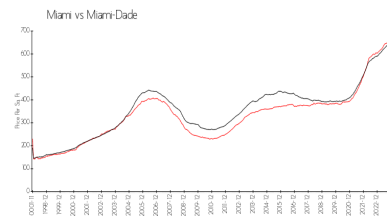
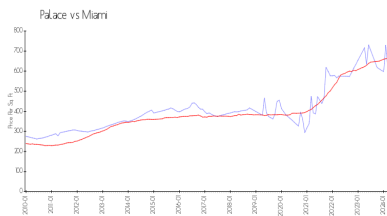
Building Association Information

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 |