

Unit B404 - Palace

B404 - 1541 Brickell Ave, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11598206
Status:	Active
Size:	1,640 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$699,999
List PPSF:	\$427
Valuated Price:	\$730,000
Valuated PPSF:	\$445

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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

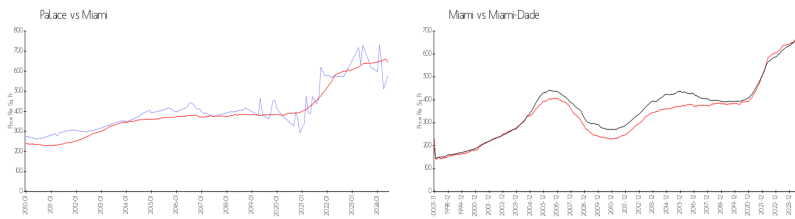
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C1805	1,697 sq ft	Jul 2024	\$888,000	\$523
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:	\$579/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Palace	4%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Palace	129 days
Miami	84 days
Miami-Dade	83 days