

Unit T108 - Palace

T108 - 1541 Brickell Ave, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11664588
Status:	Active
Size:	1,420 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$990,000
List PPSF:	\$697
Valuated Price:	\$820,000
Valuated PPSF:	\$577

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:	14
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

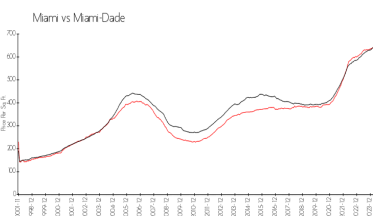
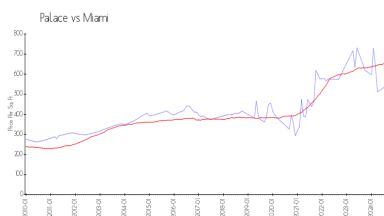
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B3503	1,640 sq ft	Oct 2024	\$630,000	\$384
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

Market Information



Palace:	\$557/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Palace	6%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Palace	118 days
Miami	86 days

Miami-Dade

86 days