

# Unit 1440 - Roney Palace

1440 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11557924                |
| Status:         | Active                   |
| Size:           | 880 Sq ft.               |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space, Valet Parking   |
| View:           | Ocean View, Direct Ocean |
| Rental Price:   | \$9,900                  |
| List PPSF:      | \$11                     |
| Valuated Price: | \$1,669,000              |
| Valuated PPSF:  | \$1,897                  |

*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:                         | 564 |
| Number of active listings for rent:      | 54  |
| Number of active listings for sale:      | 29  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

Roney Palace Condo Association  
(305) 538-9395

## Market Information



|               |                |              |               |
|---------------|----------------|--------------|---------------|
| Roney Palace: | \$1497/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach:  | \$937/sq. ft.  | Miami-Dade:  | \$695/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Roney Palace | 5% |
| Miami Beach  | 4% |
| Miami-Dade   | 3% |

## Avg. Time to Close Over Last 12 Months

|              |          |
|--------------|----------|
| Roney Palace | 126 days |
| Miami Beach  | 97 days  |
| Miami-Dade   | 81 days  |

