

# Unit 1038 - Roney Palace

1038 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11469587  
 Status: Active  
 Size: 1,860 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$3,699,000  
 List PPSF: \$1,989  
 Valuated Price: \$1,397,000  
 Valuated PPSF: \$1,552

*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: 28  
 Building inventory for sale: 4%  
 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

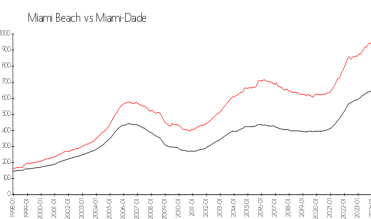
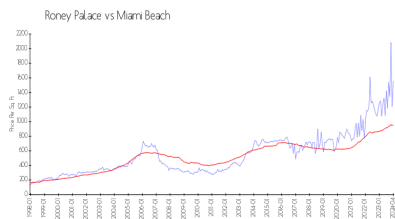
## Building Association Information

Roney Palace Condo Association  
 (305) 538-9395

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price  | PPSF    |
|--------|-----------|--------------|-------------|---------|
| 411    | 600 sq ft | Mar 2024     | \$930,000   | \$1,550 |
| 1527   | 760 sq ft | Mar 2024     | \$670,000   | \$882   |
| 638    | 900 sq ft | Feb 2024     | \$1,800,000 | \$2,000 |
| 1015   | 880 sq ft | Nov 2023     | \$1,270,000 | \$1,443 |
| 625    | 850 sq ft | Nov 2023     | \$1,350,000 | \$1,588 |

## Market Information

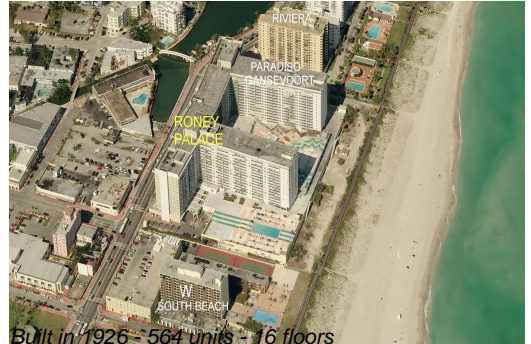


Roney Palace: \$1553/sq. ft.      Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Roney Palace  
Miami Beach  
Miami-Dade

117 days  
98 days  
81 days