

Unit 1523 - Roney Palace

1523 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11537011 |
| Status: | Active |
| Size: | 660 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$2,950,000 |
| List PPSF: | \$4,470 |
| Valuated Price: | \$937,000 |
| Valuated PPSF: | \$1,420 |

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 |

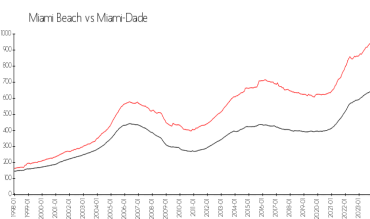
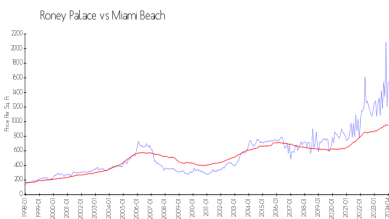
Building Association Information

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