

Unit 523 - Roney Palace

523 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11544779
 Status: Active
 Size: 660 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$679,000
 List PPSF: \$1,029
 Valuated Price: \$848,000
 Valuated PPSF: \$1,285

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

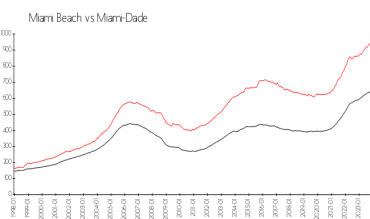
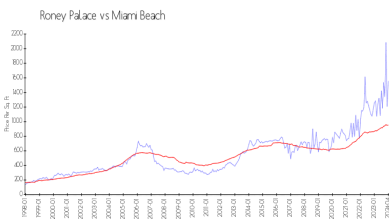
Building Association Information

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