

# Unit 431 - Roney Palace

431 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11553763
Status:	Active
Size:	760 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$749,000
List PPSF:	\$986
Valuated Price:	\$967,000
Valuated PPSF:	\$1,272

*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

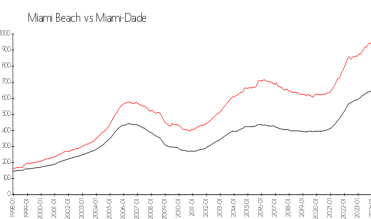
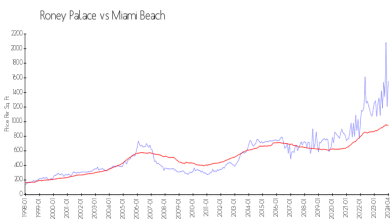
## Building Association Information

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