

# Unit 837 - Roney Palace

837 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11580942  
 Status: Active  
 Size: 960 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$2,150,000  
 List PPSF: \$2,240  
 Valuated Price: \$1,270,000  
 Valuated PPSF: \$1,323

*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: 30  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

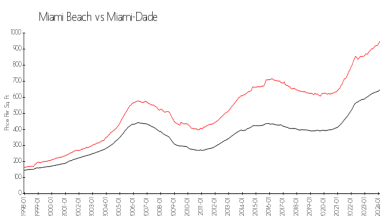
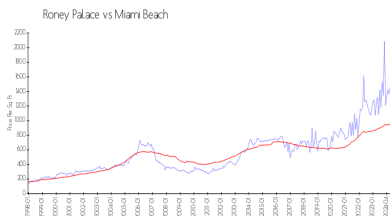
## Building Association Information

Roney Palace Condo Association  
 (305) 538-9395

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
836	760 sq ft	Jul 2024	\$655,000	\$862
834	880 sq ft	Jun 2024	\$835,000	\$949
742	660 sq ft	Jun 2024	\$800,000	\$1,212
1534	880 sq ft	May 2024	\$1,150,000	\$1,307
411	600 sq ft	Mar 2024	\$930,000	\$1,550
1527	760 sq ft	Mar 2024	\$670,000	\$882

## Market Information



Roney Palace: \$1551/sq. ft.  
 Miami Beach: \$946/sq. ft.

Miami Beach: \$946/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

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



## **Avg. Time to Close Over Last 12 Months**

Roney Palace	124 days
Miami Beach	101 days
Miami-Dade	84 days