

Unit 736 - Roney Palace

736 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11626107
 Status: Active
 Size: 760 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$860,000
 List PPSF: \$1,132
 Valuated Price: \$1,022,000
 Valuated PPSF: \$1,345

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: 48
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

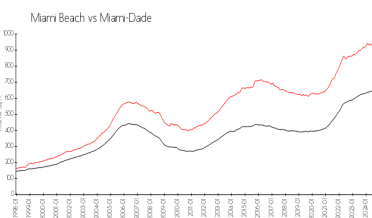
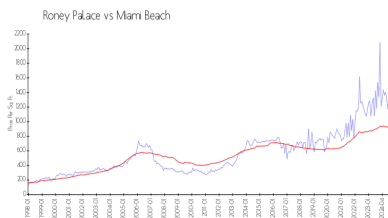
Building Association Information

Roney Palace Condo Association
 (305) 538-9395

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1618	840 sq ft	Dec 2024	\$1,299,000	\$1,546
320	600 sq ft	Nov 2024	\$462,500	\$771
432	760 sq ft	Nov 2024	\$855,000	\$1,125
920	600 sq ft	Oct 2024	\$830,000	\$1,383
943	660 sq ft	Sep 2024	\$700,000	\$1,061

Market Information



Roney Palace:	\$1593/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Roney Palace 9%
 Miami Beach 5%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months

Roney Palace 110 days
 Miami Beach 104 days
 Miami-Dade 91 days

