

Unit 628 - Roney Palace

628 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11656500
 Status: Active
 Size: 760 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$900,000
 List PPSF: \$1,184
 Valuated Price: \$745,000
 Valuated PPSF: \$980

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: 34
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

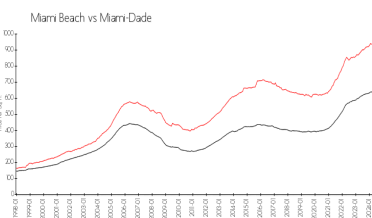
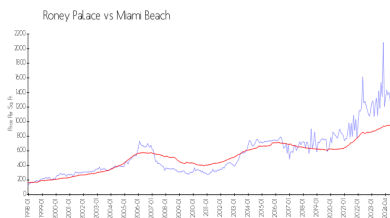
Building Association Information

Roney Palace Condo Association
 (305) 538-9395

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
836	760 sq ft	Jul 2024	\$655,000	\$862

Market Information



Roney Palace:	\$1173/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Roney Palace: 6%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Roney Palace: 118 days
 Miami Beach: 102 days
 Miami-Dade: 86 days

