

# 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:	33
Building inventory for sale:	5%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

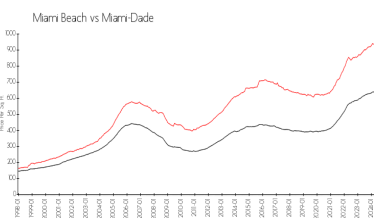
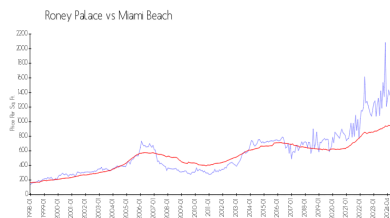
## Building Association Information

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:	\$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	110 days
Miami Beach	102 days
Miami-Dade	87 days

