

Unit 320 - Roney Palace

320 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11659651
 Status: Active
 Size: 600 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View:
 List Price: \$498,000
 List PPSF: \$830
 Valuated Price: \$599,000
 Valuated PPSF: \$998

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

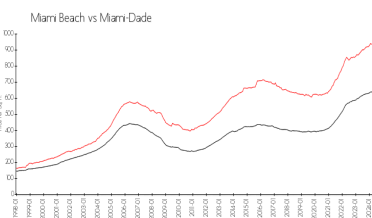
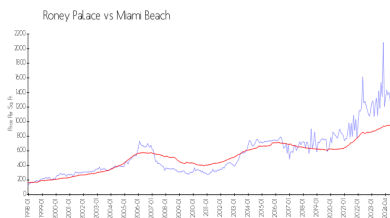
Building Association Information

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

