

# Unit 634 - Roney Palace

634 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11669958  
 Status: Active  
 Size: 1,720 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces, Guest Parking, Valet Parking  
 View: Intracoastal View, Ocean View, Direct Ocean, Water View  
 Rental Price: \$25,000  
 List PPSF: \$15  
 Valuated Price: \$863,000  
 Valuated PPSF: \$981

*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.*

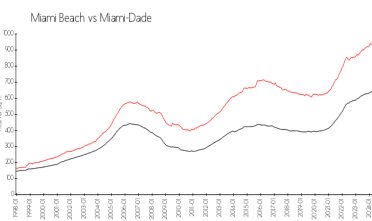
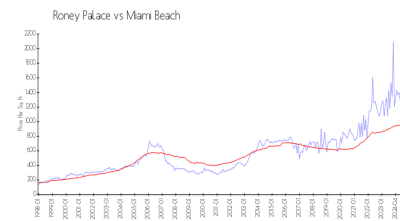
## Building Information

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

## 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

