

Unit 634 - Roney Palace

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

Unit Information

MLS Number: A11704041
 Status: Active
 Size: 880 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Valet Parking
 View:
 List Price: \$3,200,000
 List PPSF: \$3,636
 Valuated Price: \$894,000
 Valuated PPSF: \$1,016

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: 47
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

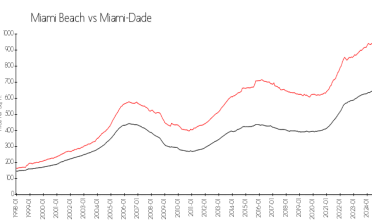
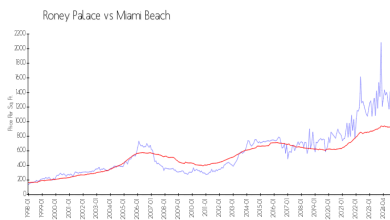
Building Association Information

Roney Palace Condo Association
 (305) 538-9395

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$1216/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

Inventory for Sale

Roney Palace: 8%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Roney Palace: 110 days
 Miami Beach: 104 days
 Miami-Dade: 88 days

