

# Unit PH18 - Roney Palace

PH18 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11749924                |
| Status:         | Active                   |
| Size:           | 1,230 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$2,150,000              |
| List PPSF:      | \$1,748                  |
| Valuated Price: | \$2,084,000              |
| Valuated PPSF:  | \$1,694                  |

*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:      | 53  |
| Building inventory for sale:             | 9%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

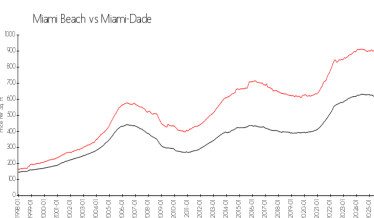
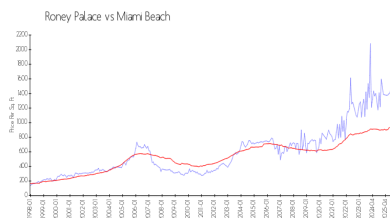
Roney Palace Condo Association  
(305) 538-9395

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1425   | 850 sq ft   | Dec 2025     | \$1,265,000 | \$1,488 |
| 416    | 960 sq ft   | Sep 2025     | \$1,500,000 | \$1,563 |
| 1239   | 960 sq ft   | Aug 2025     | \$1,464,500 | \$1,526 |
| 1407   | 1,230 sq ft | Aug 2025     | \$2,400,000 | \$1,951 |
| 1418   | 840 sq ft   | Jun 2025     | \$1,100,000 | \$1,310 |

## Market Information



|               |                |              |               |
|---------------|----------------|--------------|---------------|
| Roney Palace: | \$1454/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach:  | \$939/sq. ft.  | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Roney Palace | 9% |
| Miami Beach  | 4% |
| Miami-Dade   | 4% |

## Avg. Time to Close Over Last 12 Months

|              |          |
|--------------|----------|
| Roney Palace | 190 days |
|--------------|----------|



Miami Beach  
Miami-Dade

94 days  
77 days