

Unit 621 - Roney Palace

621 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11923140 |
| Status: | Active |
| Size: | 600 Sq ft. |
| Bedrooms: | 0 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Valet Parking |
| View: | |
| List Price: | \$850,000 |
| List PPSF: | \$1,417 |
| Valuated Price: | \$765,000 |
| Valuated PPSF: | \$1,275 |

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: | 51 |
| 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

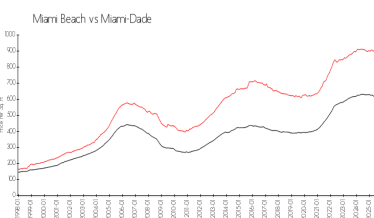
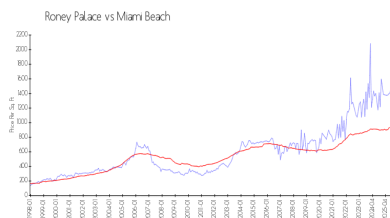
Roney Palace Condo Association
(305) 538-9395

<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