

Unit 636 - Roney Palace

636 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11924139
Status:	Active
Size:	760 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	
List Price:	\$845,000
List PPSF:	\$1,112
Valuated Price:	\$923,000
Valuated PPSF:	\$1,214

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

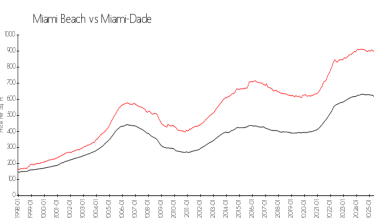
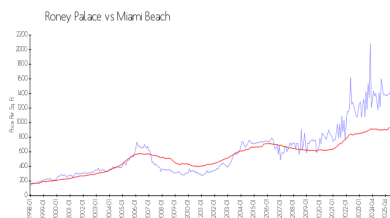
Roney Palace Condo Association
(305) 538-9395

<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
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Miami Beach
Miami-Dade

94 days
77 days