

Unit 422 - Roney Palace

422 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	F10444010
Status:	Active
Size:	660 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$689,000
List PPSF:	\$1,044
Valuated Price:	\$797,000
Valuated PPSF:	\$1,208

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:	30
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

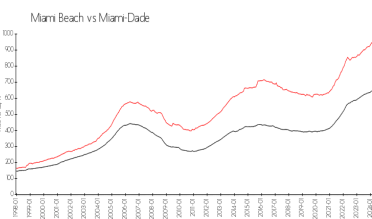
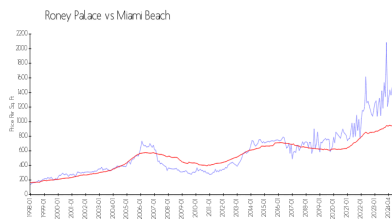
Building Association Information

Roney Palace Condo Association
(305) 538-9395

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
836	760 sq ft	Jul 2024	\$655,000	\$862
834	880 sq ft	Jun 2024	\$835,000	\$949
742	660 sq ft	Jun 2024	\$800,000	\$1,212
1534	880 sq ft	May 2024	\$1,150,000	\$1,307
411	600 sq ft	Mar 2024	\$930,000	\$1,550
1527	760 sq ft	Mar 2024	\$670,000	\$882

Market Information



Roney Palace:	\$1551/sq. ft.	Miami Beach:	\$946/sq. ft.
Miami Beach:	\$946/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Built in: 1926 - 564 units - 16 floors

Roney Palace
Miami Beach
Miami-Dade

124 days
101 days
84 days