

Unit 838 - Roney Palace

838 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: F10506924
 Status: Active
 Size: 900 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Valet
 View: Ocean, Direct Ocean, Water
 List Price: \$1,695,000
 List PPSF: \$1,883
 Valuated Price: \$971,000
 Valuated PPSF: \$1,079

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: 56
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 8

Building Association Information

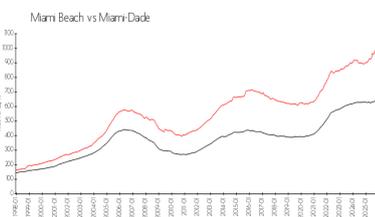
Roney Palace Condo Association
 (305) 538-9395

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH18	1,230 sq ft	Mar 2026	\$1,832,000	\$1,489
329	600 sq ft	Mar 2026	\$640,000	\$1,067
802	880 sq ft	Mar 2026	\$1,050,000	\$1,193
1025	850 sq ft	Feb 2026	\$1,200,000	\$1,412
1631	760 sq ft	Feb 2026	\$650,000	\$855
1135	760 sq ft	Feb 2026	\$730,000	\$961

Market Information



Roney Palace: \$1100/sq. ft. Miami Beach: \$1028/sq. ft.
 Miami Beach: \$1028/sq. ft. Miami-Dade: \$667/sq. ft.

Inventory for Sale

Roney Palace: 10%
 Miami Beach: 4%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months



Roney Palace
Miami Beach
Miami-Dade

180 days
94 days
79 days