

Unit 1626 - Roney Palace

1626 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11371588
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$2,200,000
List PPSF:	\$1,864
Valuated Price:	\$1,869,000
Valuated PPSF:	\$1,584

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:	29
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

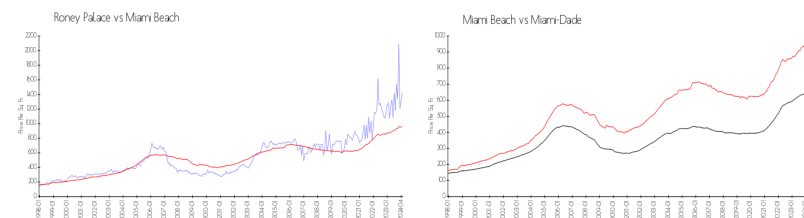
Building Association Information

Roney Palace Condo Association
(305) 538-9395

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
638	900 sq ft	Feb 2024	\$1,800,000	\$2,000
1015	880 sq ft	Nov 2023	\$1,270,000	\$1,443
625	850 sq ft	Nov 2023	\$1,350,000	\$1,588

Market Information

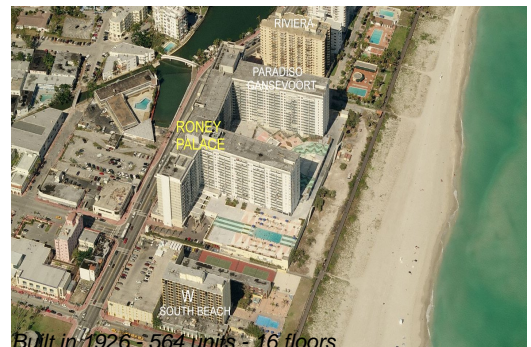


Roney Palace:	\$1430/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Roney Palace	5%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Built in 1926 - 564 units - 16 floors

Roney Palace
Miami Beach
Miami-Dade

133 days
97 days
81 days