

# Unit 505 - Roney Palace

505 - 2301 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11481577              |
| Status:         | Active                 |
| Size:           | 960 Sq ft.             |
| Bedrooms:       | 1                      |
| Full Bathrooms: | 1                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           | Ocean View             |
| Rental Price:   | \$6,500                |
| List PPSF:      | \$7                    |
| Valuated Price: | \$1,474,000            |
| Valuated PPSF:  | \$1,535                |

*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.*

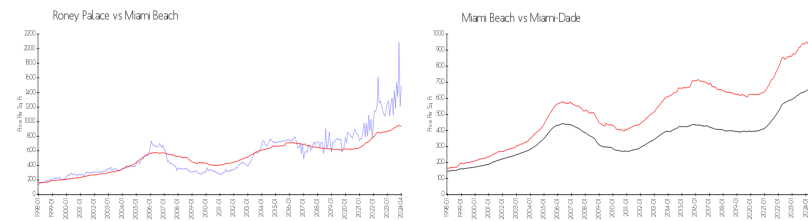
## Building Information

|  |     |
|--|-----|
| 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: | 16  |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Roney Palace Condo Association  
(305) 538-9395

## Market Information



|               |                |              |               |
|---------------|----------------|--------------|---------------|
| Roney Palace: | \$1497/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach:  | \$937/sq. ft.  | Miami-Dade:  | \$695/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|              |          |
|--------------|----------|
| Roney Palace | 120 days |
| Miami Beach  | 97 days  |
| Miami-Dade   | 81 days  |

