

Unit 3705 - Trump Tower 2

3705 - 15901 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11229763
Status:	Active
Size:	1,435 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$1,390,000
List PPSF:	\$969
Valuated Price:	\$1,261,000
Valuated PPSF:	\$879

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.

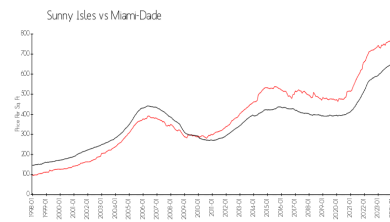
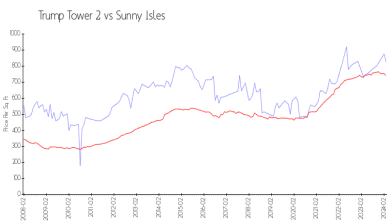
Building Information

Number of units:	271
Number of active listings for rent:	28
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	1,847 sq ft	Apr 2024	\$1,300,000	\$704
2107	2,106 sq ft	Mar 2024	\$1,625,000	\$772
3905	1,435 sq ft	Mar 2024	\$1,065,000	\$742
4306	2,327 sq ft	Mar 2024	\$2,000,000	\$859
2303	1,962 sq ft	Feb 2024	\$1,400,000	\$714
3702	1,979 sq ft	Feb 2024	\$1,750,000	\$884

Market Information



Trump Tower 2:	\$828/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Trump Tower 2	3%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Trump Tower 2	114 days
Sunny Isles	113 days
Miami-Dade	80 days

Trump Tower 2



Sunny Isles



Built in 2008 - 271 units - 43 floors