

# Unit 3504 - Trump Palace

3504 - 18101 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11306231  
 Status: Active Under Contract  
 Size: 1,873 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$2,800,000  
 List PPSF: \$1,495  
 Valuated Price: \$2,128,000  
 Valuated PPSF: \$1,136

*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: 275  
 Number of active listings for rent: 35  
 Number of active listings for sale: 16  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 6

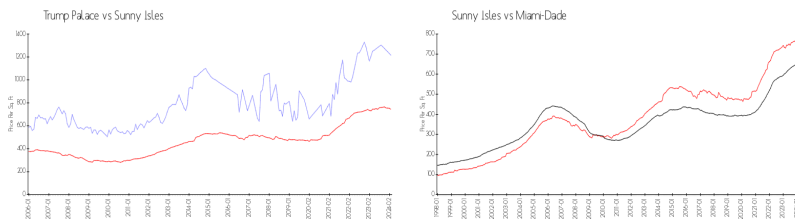
## Building Association Information

Trump Palace Condominium  
 (305) 466-2490

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5306	2,431 sq ft	Apr 2024	\$2,300,000	\$946
1607	1,389 sq ft	Apr 2024	\$1,485,000	\$1,069
1405	1,348 sq ft	Mar 2024	\$1,660,000	\$1,231
1906	1,168 sq ft	Mar 2024	\$925,000	\$792
905	1,600 sq ft	Mar 2024	\$1,620,000	\$1,013
1207	1,389 sq ft	Mar 2024	\$1,600,000	\$1,152

## Market Information

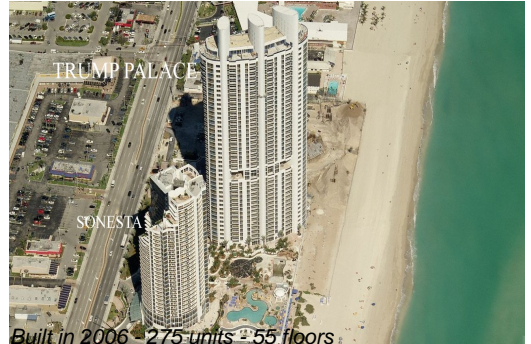


Trump Palace: \$1214/sq. ft.  
 Sunny Isles: \$742/sq. ft.  
 Sunny Isles: \$742/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Trump Palace 6%  
 Sunny Isles 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Trump Palace  
Sunny Isles  
Miami-Dade

105 days  
113 days  
81 days