

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:	\$1,715,000
Valuated PPSF:	\$916

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:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	6

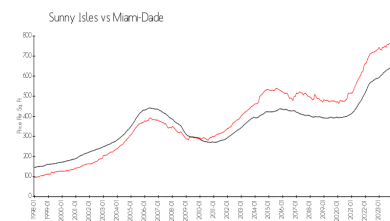
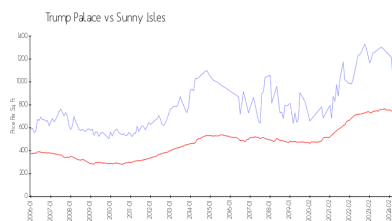
Building Association Information

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

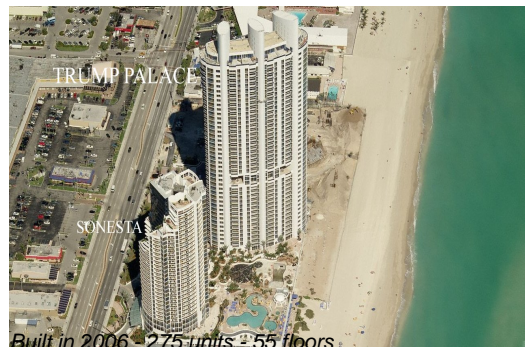


Trump Palace:	\$978/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

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

101 days
114 days
81 days