

# Unit 406 - Trump Tower 3

406 - 15811 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11369958  
 Status: Active  
 Size: 2,591 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$1,940,000  
 List PPSF: \$749  
 Valuated Price: \$1,746,000  
 Valuated PPSF: \$742

*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: 21  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 6

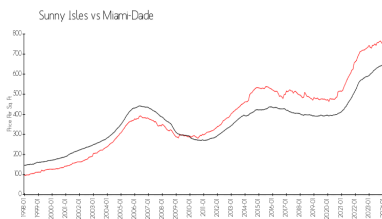
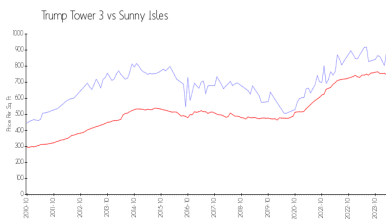
## Building Association Information

Trump Tower 3 Condo Association  
 (305) 945-5881

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3403		Apr 2024	\$1,550,000	
801	2,928 sq ft	Apr 2024	\$2,700,000	\$922
1505	1,463 sq ft	Apr 2024	\$980,000	\$670
2502	1,974 sq ft	Apr 2024	\$1,650,000	\$836
3904	2,558 sq ft	Mar 2024	\$2,400,000	\$938

## Market Information



Trump Tower 3: \$917/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
 Sunny Isles: \$743/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Trump Tower 3  
Sunny Isles  
Miami-Dade

95 days  
113 days  
81 days