

# 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:	8
Building inventory for sale:	2%
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:	5

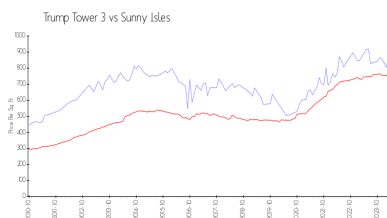
## Building Association Information

Trump Tower 3 Condo Association  
(305) 945-5881

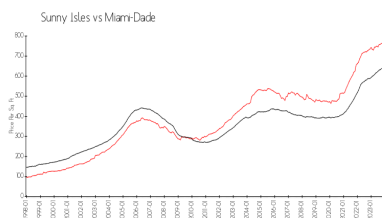
## Recent Sales

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: \$746/sq. ft.

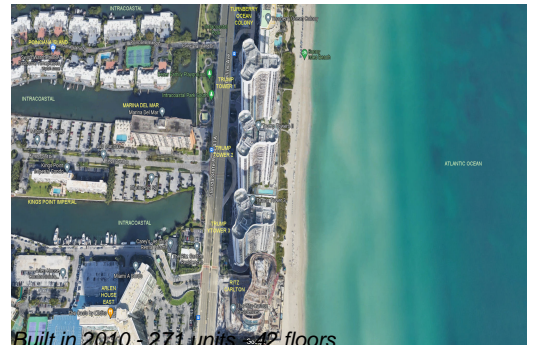


Sunny Isles: \$746/sq. ft.  
Miami-Dade: \$694/sq. ft.

## 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

114 days

81 days