

# Unit 804 - Trump Palace

804 - 18101 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11438120  
 Status: Active  
 Size: 1,348 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Electric Vehicle Charging Station,Guest Parking,Valet Parking

View:  
 List Price: \$1,630,000  
 List PPSF: \$1,209  
 Valuated Price: \$943,000  
 Valuated PPSF: \$700

*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

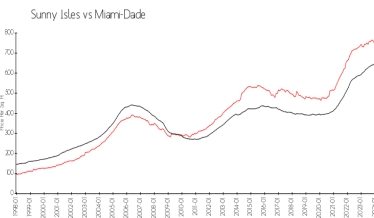
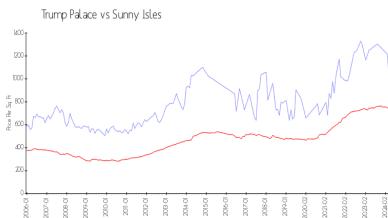
## Building Association Information

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 |

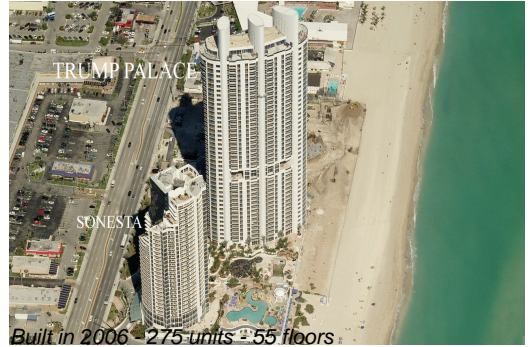
## Market Information



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 | 101 days |
| Sunny Isles  | 113 days |
| Miami-Dade   | 81 days  |