

# Unit 3006 - Trump Tower 1

3006 - 16001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11439663
Status:	Active
Size:	2,327 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$2,450,000
List PPSF:	\$1,053
Valuated Price:	\$2,003,000
Valuated PPSF:	\$861

*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.*

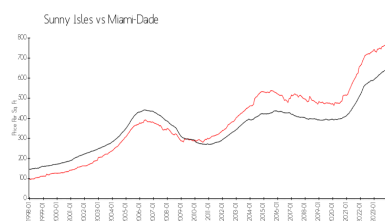
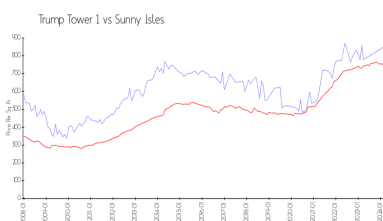
## Building Information

Number of units:	271
Number of active listings for rent:	20
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4201	2,768 sq ft	Apr 2024	\$2,950,000	\$1,066
505	1,435 sq ft	Apr 2024	\$950,000	\$662
3105	1,435 sq ft	Mar 2024	\$1,050,000	\$732
3004	2,327 sq ft	Mar 2024	\$2,000,000	\$859
1604	2,327 sq ft	Mar 2024	\$1,800,000	\$774

## Market Information



Trump Tower 1:	\$820/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Trump Tower 1	5%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Trump Tower 1	118 days
Sunny Isles	114 days
Miami-Dade	81 days

