

Unit 3601 - Trump Tower 1

3601 - 16001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11455415
Status:	Active
Size:	2,768 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$2,980,000
List PPSF:	\$1,077
Valuated Price:	\$3,169,000
Valuated PPSF:	\$1,145

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.

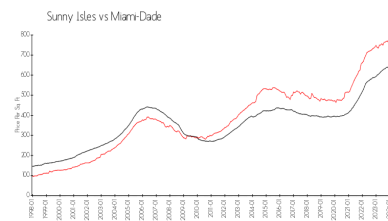
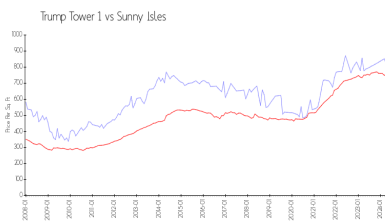
Building Information

Number of units:	271
Number of active listings for rent:	20
Number of active listings for sale:	16
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	7

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3302	1,979 sq ft	Jun 2024	\$1,730,000	\$874
603	1,962 sq ft	May 2024	\$1,400,000	\$714
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:	\$904/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Trump Tower 1	6%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Trump Tower 1	140 days
Sunny Isles	116 days
Miami-Dade	82 days

