

# Unit 2611 - Trump International Sonesta

2611 - 18001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11502537  
 Status: Active  
 Size: 664 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$499,000  
 List PPSF: \$752  
 Valuated Price: \$413,000  
 Valuated PPSF: \$622

*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.*

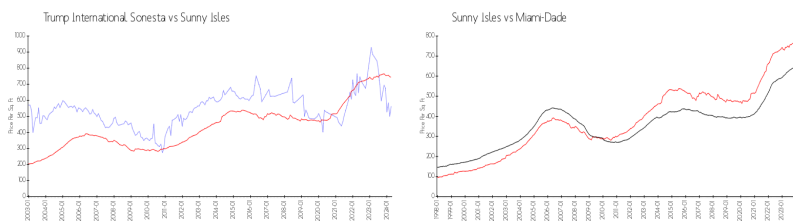
## Building Information

Number of units: 372  
 Number of active listings for rent: 8  
 Number of active listings for sale: 55  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
917	664 sq ft	Apr 2024	\$270,000	\$407
1817	664 sq ft	Apr 2024	\$270,000	\$407
1107	664 sq ft	Mar 2024	\$317,000	\$477
2512	551 sq ft	Feb 2024	\$310,000	\$563
1110	551 sq ft	Feb 2024	\$315,000	\$572

## Market Information



Trump International Sonesta:	\$561/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Trump International Sonesta: 15%  
 Sunny Isles: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Trump International Sonesta: 164 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days

