

Unit 3405 - Trump Royale

3405 - 18201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11553211
Status:	Active
Size:	1,577 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available, Assigned Parking
View:	
List Price:	\$1,760,000
List PPSF:	\$1,116
Valuated Price:	\$1,340,000
Valuated PPSF:	\$850

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.



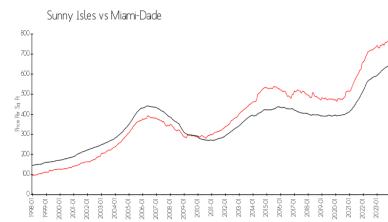
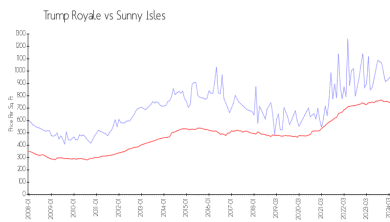
Building Information

Number of units:	384
Number of active listings for rent:	41
Number of active listings for sale:	25
Building inventory for sale:	6%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1709	8,203 sq ft	Feb 2024	\$5,355,000	\$653
4905	1,577 sq ft	Feb 2024	\$1,150,000	\$729
4704	2,174 sq ft	Feb 2024	\$1,875,770	\$863
1107	1,434 sq ft	Dec 2023	\$1,350,000	\$941
1601A	1,289 sq ft	Nov 2023	\$1,180,000	\$915

Market Information



Trump Royale:	\$958/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Trump Royale	7%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Trump Royale	193 days
Sunny Isles	113 days
Miami-Dade	81 days