

# Unit 4805 - Trump Royale

4805 - 18201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11571608  
 Status: Active  
 Size: 1,577 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,550,000  
 List PPSF: \$983  
 Valuated Price: \$1,540,000  
 Valuated PPSF: \$977

*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.*



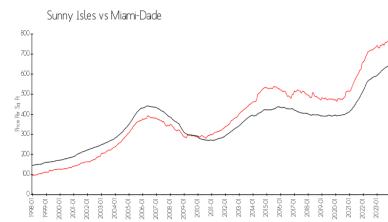
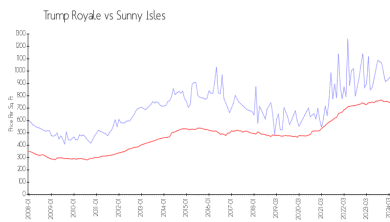
## Building Information

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.  
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 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