

Unit 1604 - Trump Tower 2

1604 - 15901 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11588560
Status:	Active
Size:	2,327 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,750,000
List PPSF:	\$1,182
Valuated Price:	\$1,922,000
Valuated PPSF:	\$826

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.

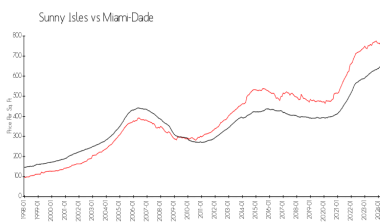
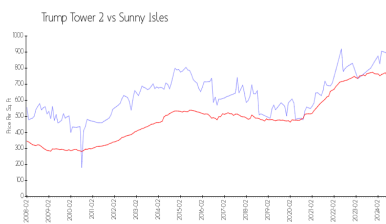
Building Information

Number of units:	271
Number of active listings for rent:	28
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2702	1,979 sq ft	Aug 2024	\$1,850,000	\$935
2607	2,106 sq ft	Jul 2024	\$1,600,000	\$760
903	1,962 sq ft	Jul 2024	\$1,600,000	\$815
2401	2,768 sq ft	May 2024	\$2,990,000	\$1,080
403	1,847 sq ft	Apr 2024	\$1,300,000	\$704

Market Information



Trump Tower 2:	\$917/sq. ft.	Sunny Isles:	\$753/sq. ft.
Sunny Isles:	\$753/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Trump Tower 2	4%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Trump Tower 2	115 days
Sunny Isles	114 days
Miami-Dade	84 days

