

Unit 3601 - Trump Royale

3601 - 18201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11603687
Status:	Active
Size:	1,649 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$1,525,000
List PPSF:	\$925
Valuated Price:	\$1,433,000
Valuated PPSF:	\$869

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.



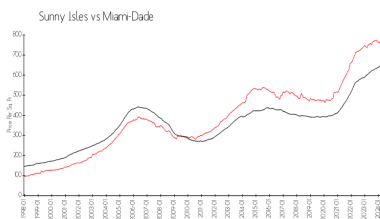
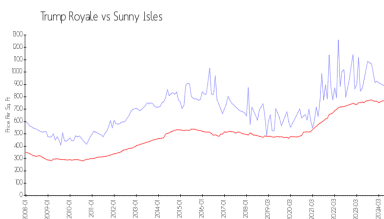
Building Information

Number of units:	384
Number of active listings for rent:	41
Number of active listings for sale:	29
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4102	958 sq ft	Aug 2024	\$900,000	\$939
1102	1,499 sq ft	Jun 2024	\$1,555,000	\$1,037
5108	920 sq ft	May 2024	\$780,000	\$848
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

Market Information



Trump Royale:	\$869/sq. ft.	Sunny Isles:	\$753/sq. ft.
Sunny Isles:	\$753/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Trump Royale	8%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Trump Royale	133 days
Sunny Isles	114 days
Miami-Dade	84 days