

Unit 3703 - Trump Tower 1

3703 - 16001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11604347
Status:	Pending
Size:	1,962 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$1,790,000
List PPSF:	\$912
Valuated Price:	\$1,679,000
Valuated PPSF:	\$856

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.

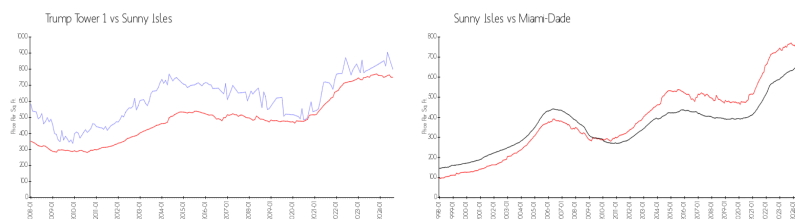
Building Information

Number of units:	271
Number of active listings for rent:	20
Number of active listings for sale:	21
Building inventory for sale:	7%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2206	2,327 sq ft	Aug 2024	\$2,100,000	\$902
3705	1,435 sq ft	Aug 2024	\$1,000,000	\$697
3302	1,979 sq ft	Jun 2024	\$1,730,000	\$874
603	1,962 sq ft	May 2024	\$1,400,000	\$714
4201	2,768 sq ft	Apr 2024	\$2,950,000	\$1,066
505	1,435 sq ft	Apr 2024	\$950,000	\$662

Market Information



Trump Tower 1:	\$797/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Trump Tower 1	8%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Trump Tower 1	140 days
Sunny Isles	116 days
Miami-Dade	85 days

