

Unit 2602 - Trump Tower 3

2602 - 15811 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11633098
Status:	Active
Size:	1,974 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$2,190,000
List PPSF:	\$1,109
Valuated Price:	\$1,574,000
Valuated PPSF:	\$795

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:	21
Number of active listings for sale:	18
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

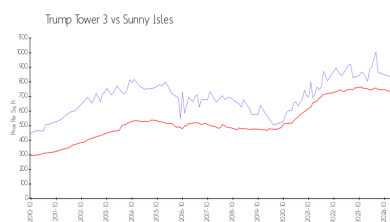
Building Association Information

Trump Tower 3 Condo Association
(305) 945-5881

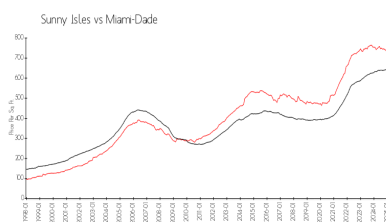
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2107	2,084 sq ft	Mar 2025	\$1,400,000	\$672
3405	1,463 sq ft	Jan 2025	\$1,075,000	\$735
2402	1,974 sq ft	Jul 2024	\$1,660,000	\$841
2005	1,463 sq ft	Jun 2024	\$1,140,000	\$779
1103	1,935 sq ft	Jun 2024	\$1,595,000	\$824

Market Information



Trump Tower 3: \$804/sq. ft.
Sunny Isles: \$730/sq. ft.



Sunny Isles: \$730/sq. ft.
Miami-Dade: \$685/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Trump Tower 3	94 days
Sunny Isles	120 days
Miami-Dade	94 days

