

# Unit 4109A - Trump Royale

4109A - 18201 Collins Av, Sunny Isles, FL, Miami-Dade 33160



## Unit Information

MLS Number: A11644378  
 Status: Active  
 Size: 1,324 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,600,000  
 List PPSF: \$1,208  
 Valuated Price: \$1,519,000  
 Valuated PPSF: \$1,147

*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

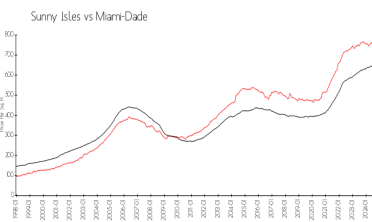
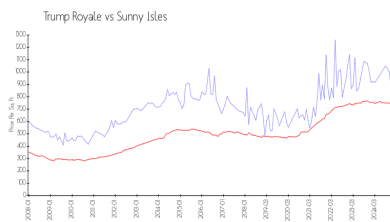
Number of units: 384  
 Number of active listings for rent: 41  
 Number of active listings for sale: 32  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3



## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1108	881 sq ft	Jan 2025	\$790,000	\$897
4806	1,614 sq ft	Nov 2024	\$1,540,000	\$954
4004	2,174 sq ft	Nov 2024	\$2,300,000	\$1,058
1101A	1,289 sq ft	Sep 2024	\$1,080,000	\$838
4308	1,570 sq ft	Sep 2024	\$1,550,000	\$987

## Market Information



Trump Royale:	\$881/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Trump Royale: 8%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Trump Royale: 144 days  
 Sunny Isles: 116 days  
 Miami-Dade: 91 days