

Unit 2706 - Trump Tower 1

2706 - 16001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11662155
Status:	Active
Size:	2,327 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space, 2 Or More Spaces, Valet Parking
View:	
List Price:	\$2,250,000
List PPSF:	\$967
Valuated Price:	\$2,045,000
Valuated PPSF:	\$879

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.

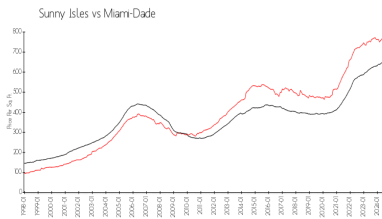
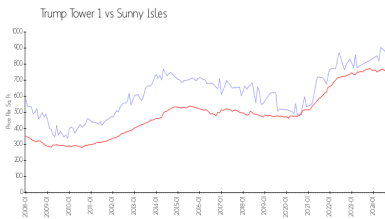
Building Information

Number of units:	271
Number of active listings for rent:	20
Number of active listings for sale:	23
Building inventory for sale:	8%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1504	2,327 sq ft	Nov 2024	\$1,860,000	\$799
3703	1,962 sq ft	Oct 2024	\$1,630,000	\$831
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

Market Information



Trump Tower 1:	\$863/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Trump Tower 1	8%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Trump Tower 1	128 days
Sunny Isles	112 days
Miami-Dade	86 days

