

# Unit 603 - Trump Tower 3

603 - 15811 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11677352  
 Status: Active  
 Size: 1,935 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$1,529,000  
 List PPSF: \$790  
 Valuated Price: \$1,423,000  
 Valuated PPSF: \$725

*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: 17  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

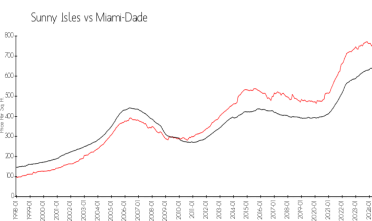
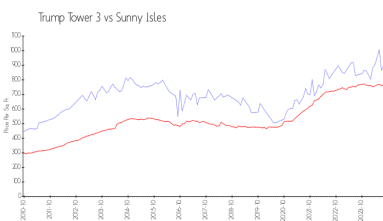
## Building Association Information

Trump Tower 3 Condo Association  
 (305) 945-5881

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
3403		Apr 2024	\$1,550,000	
801	2,928 sq ft	Apr 2024	\$2,700,000	\$922
1505	1,463 sq ft	Apr 2024	\$980,000	\$670
2502	1,974 sq ft	Apr 2024	\$1,650,000	\$836

## Market Information



Trump Tower 3: \$934/sq. ft.  
 Sunny Isles: \$757/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Trump Tower 3: 6%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

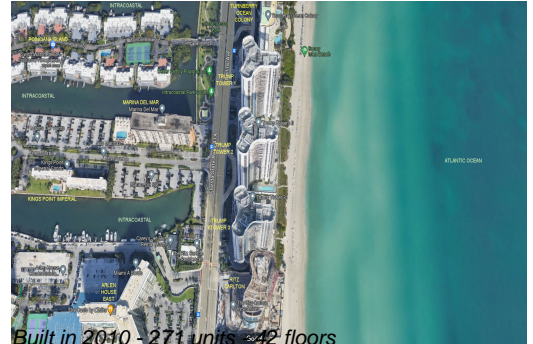
## Avg. Time to Close Over Last 12 Months

Trump Tower 3: 86 days  
 Sunny Isles: 113 days

Trump Tower 3



Sunny Isles



Built in 2010 - 271 units - 42 floors

