

Unit 4509 - Trump Royale

4509 - 18201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11683223
 Status: Active
 Size: 1,722 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View:
 List Price: \$1,895,000
 List PPSF: \$1,100
 Valuated Price: \$2,448,000
 Valuated PPSF: \$1,422

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

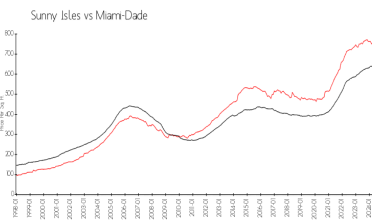
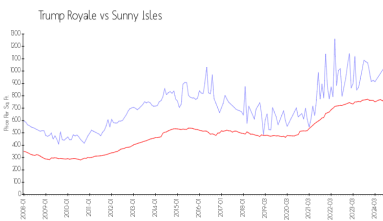
Number of units: 384
 Number of active listings for rent: 41
 Number of active listings for sale: 29
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4



Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
4102	958 sq ft	Aug 2024	\$900,000	\$939
1102	1,499 sq ft	Jun 2024	\$1,555,000	\$1,037

Market Information



Trump Royale: \$1050/sq. ft. Sunny Isles: \$757/sq. ft.
 Sunny Isles: \$757/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Trump Royale: 8%
 Sunny Isles: 7%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Trump Royale: 135 days
 Sunny Isles: 111 days
 Miami-Dade: 86 days