

# Unit 3409 - Trump Palace

3409 - 18101 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11686334  
 Status: Active  
 Size: 2,435 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$3,190,000  
 List PPSF: \$1,310  
 Valuated Price: \$3,050,000  
 Valuated PPSF: \$1,423

*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: 275  
 Number of active listings for rent: 35  
 Number of active listings for sale: 13  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

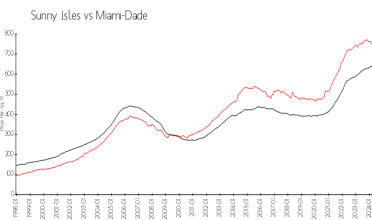
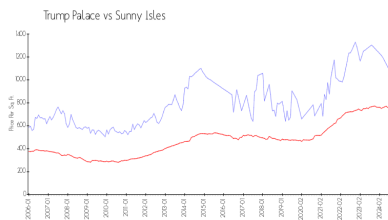
## Building Association Information

Trump Palace Condominium  
 (305) 466-2490

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1202	1,389 sq ft	Oct 2024	\$1,500,000	\$1,080
1706	1,168 sq ft	Sep 2024	\$849,000	\$727
5104	1,348 sq ft	Aug 2024	\$1,600,000	\$1,187
606	1,168 sq ft	Jul 2024	\$740,000	\$634
3802	1,909 sq ft	Jul 2024	\$2,250,000	\$1,179

## Market Information



Trump Palace:	\$1152/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Trump Palace: 5%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Trump Palace: 131 days  
 Sunny Isles: 111 days  
 Miami-Dade: 86 days

