

# Unit 4002 - Trump Tower 3

4002 - 15811 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11688419  
 Status: Pending  
 Size: 1,974 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,850,000  
 List PPSF: \$937  
 Valuated Price: \$1,875,000  
 Valuated PPSF: \$947

*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: 18  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

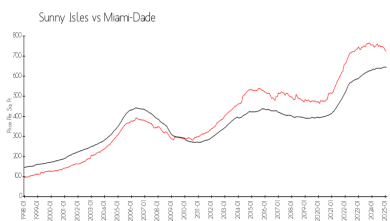
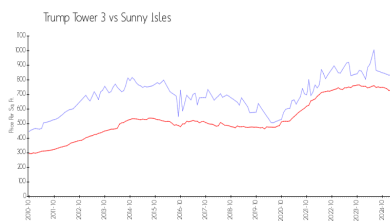
## Building Association Information

Trump Tower 3 Condo Association  
 (305) 945-5881

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3405	1,463 sq ft	Jan 2025	\$1,075,000	\$735
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:	\$833/sq. ft.	Sunny Isles:	\$724/sq. ft.
Sunny Isles:	\$724/sq. ft.	Miami-Dade:	\$682/sq. ft.

## Inventory for Sale

Trump Tower 3: 7%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Trump Tower 3: 95 days



Sunny Isles  
Miami-Dade

118 days  
92 days