

Unit 2705 - Trump Tower 3

2705 - 15811 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11690646
 Status: Active
 Size: 1,463 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$1,500,000
 List PPSF: \$1,025
 Valuated Price: \$1,055,000
 Valuated PPSF: \$735

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: 10
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

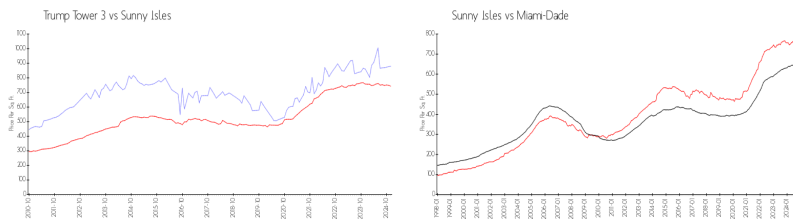
Building Association Information

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



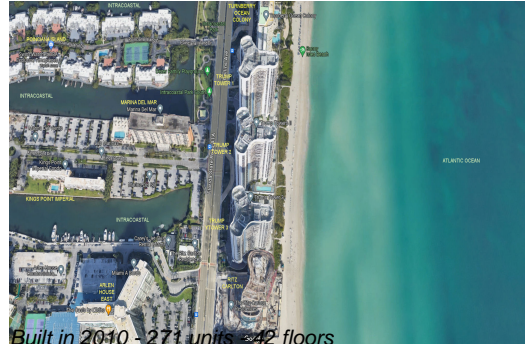
Trump Tower 3:	\$876/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Trump Tower 3: 6%
 Sunny Isles: 7%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Trump Tower 3: 90 days



Sunny Isles
Miami-Dade

116 days
91 days