

Unit TS2 - Trump Royale

TS2 - 18201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11691668
Status:	Active
Size:	3,806 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$3,607,700
List PPSF:	\$948
Valuated Price:	\$2,493,000
Valuated PPSF:	\$1,281

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.



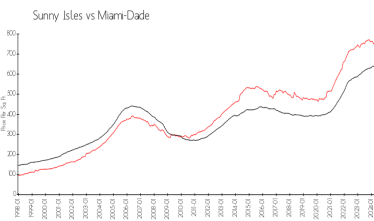
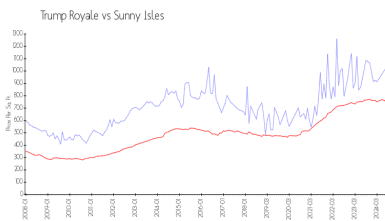
Building Information

Number of units:	384
Number of active listings for rent:	41
Number of active listings for sale:	28
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	7%
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