

# Unit 2606 - Trump Tower 3

2606 - 15811 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11866659
Status:	Active
Size:	2,558 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$2,200,000
List PPSF:	\$860
Valuated Price:	\$1,931,000
Valuated PPSF:	\$830

*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:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

## Building Association Information

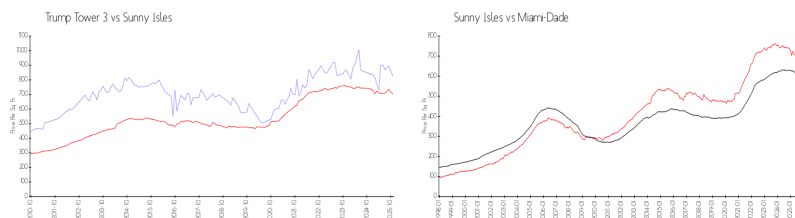
Trump Tower 3 Condo Association  
(305) 945-5881

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3907	2,084 sq ft	Nov 2025	\$1,650,000	\$792
802	1,974 sq ft	Oct 2025	\$1,695,000	\$859
2904	2,558 sq ft	Sep 2025	\$2,071,875	\$810
2505	1,463 sq ft	Sep 2025	\$1,040,000	\$711
603	1,935 sq ft	Sep 2025	\$1,295,000	\$669
1707	2,084 sq ft	Sep 2025	\$1,575,000	\$756
2506	2,558 sq ft	Sep 2025	\$2,190,000	\$856

## Market Information

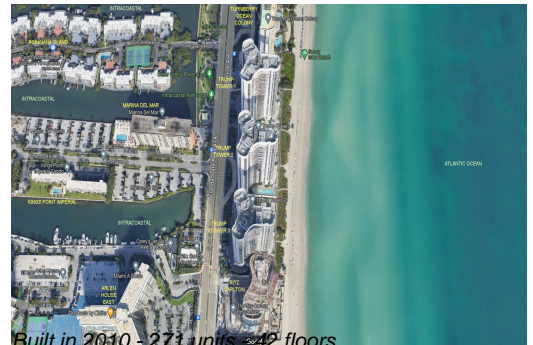


Trump Tower 3:	\$825/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Trump Tower 3	5%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Trump Tower 3  
Sunny Isles  
Miami-Dade

129 days  
113 days  
77 days