

# Unit 1601 - Trump Tower 3

1601 - 15811 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | A11921924                      |
| Status:         | Active                         |
| Size:           | 2,928 Sq ft.                   |
| Bedrooms:       | 3                              |
| Full Bathrooms: | 3                              |
| Half Bathrooms: | 1                              |
| Parking Spaces: | 2 Or More Spaces,Valet Parking |
| View:           |                                |
| List Price:     | \$2,900,000                    |
| List PPSF:      | \$990                          |
| Valuated Price: | \$2,613,000                    |
| Valuated PPSF:  | \$944                          |

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

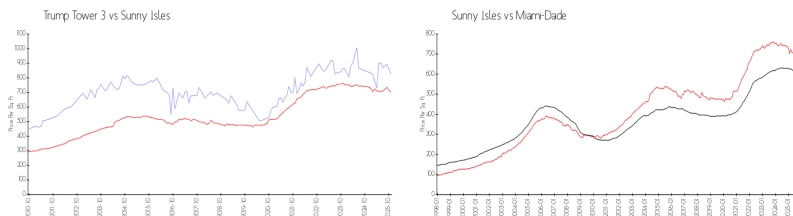
Trump Tower 3 Condo Association  
(305) 945-5881

<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

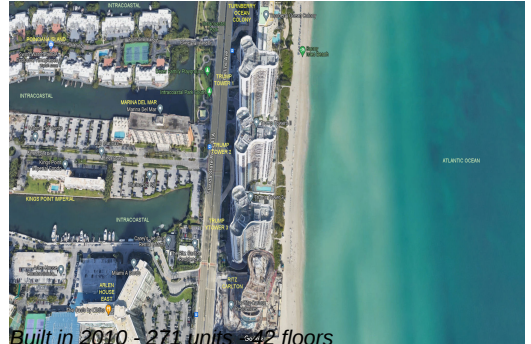


|                |               |              |               |
|----------------|---------------|--------------|---------------|
| Trump Tower 3: | \$825/sq. ft. | Sunny Isles: | \$702/sq. ft. |
| Sunny Isles:   | \$702/sq. ft. | Miami-Dade:  | \$668/sq. ft. |

## 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