

# Unit 803 - Trump Tower 2

803 - 15901 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10445150
Status:	Active
Size:	1,962 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	Ocean View, Pool Area View
List Price:	\$1,680,000
List PPSF:	\$856
Valuated Price:	\$1,409,000
Valuated PPSF:	\$718

*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.*

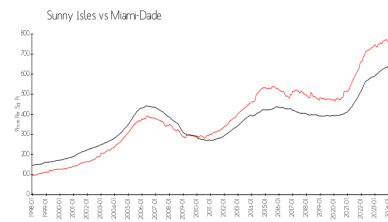
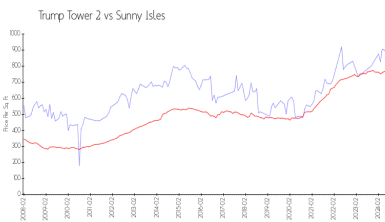
## Building Information

Number of units:	271
Number of active listings for rent:	28
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
903	1,962 sq ft	Jul 2024	\$1,600,000	\$815
2401	2,768 sq ft	May 2024	\$2,990,000	\$1,080
403	1,847 sq ft	Apr 2024	\$1,300,000	\$704
2107	2,106 sq ft	Mar 2024	\$1,625,000	\$772
3905	1,435 sq ft	Mar 2024	\$1,065,000	\$742
4306	2,327 sq ft	Mar 2024	\$2,000,000	\$859

## Market Information



Trump Tower 2:	\$887/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Trump Tower 2	3%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Trump Tower 2	130 days
Sunny Isles	117 days
Miami-Dade	83 days

