

Unit 3004 - Trump Tower 1

3004 - 16001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|---|
| MLS Number: | F10534016 |
| Status: | Active |
| Size: | 2,327 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$2,690,000 |
| List PPSF: | \$1,156 |
| Valuated Price: | \$1,849,000 |
| Valuated PPSF: | \$795 |

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.

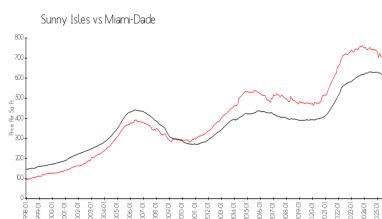
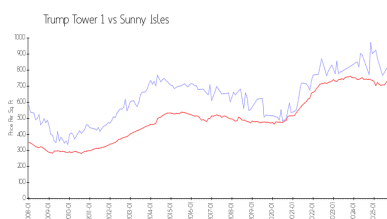
Building Information

| | |
|--|-----|
| Number of units: | 271 |
| Number of active listings for rent: | 20 |
| Number of active listings for sale: | 22 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1903 | 1,962 sq ft | Oct 2025 | \$1,400,000 | \$714 |
| 2001 | 2,768 sq ft | Oct 2025 | \$2,600,000 | \$939 |
| 3307 | 2,106 sq ft | Aug 2025 | \$1,700,000 | \$807 |
| 2806 | 2,327 sq ft | Aug 2025 | \$1,975,000 | \$849 |
| 3505 | 1,435 sq ft | Jun 2025 | \$1,085,000 | \$756 |
| 1405 | 1,435 sq ft | Jun 2025 | \$1,000,000 | \$697 |

Market Information



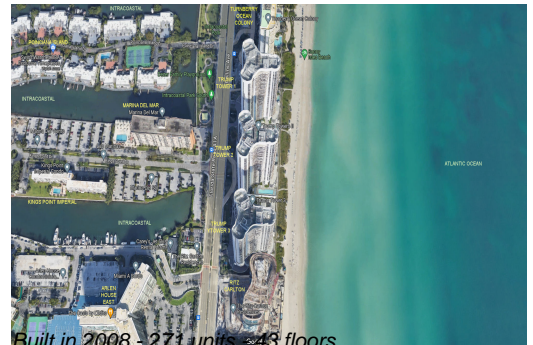
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|----------------|---------------|--------------|---------------|
| Trump Tower 1: | \$833/sq. ft. | Sunny Isles: | \$702/sq. ft. |
| Sunny Isles: | \$702/sq. ft. | Miami-Dade: | \$668/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Trump Tower 1 | 8% |
| Sunny Isles | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|----------|
| Trump Tower 1 | 192 days |
| Sunny Isles | 113 days |
| Miami-Dade | 77 days |



Built in 2008 - 271 units - 43 floors