

Unit 401 - Trump Palace

401 - 18101 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

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|-----------------|--|
| MLS Number: | RX-10925326 |
| Status: | Active |
| Size: | 3,802 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2+ Spaces,Assigned,Under Building,Vehicle Restrictions |
| View: | Ocean |
| List Price: | \$3,450,000 |
| List PPSF: | \$907 |
| Valuated Price: | \$1,440,000 |
| Valuated PPSF: | \$673 |

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

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|--|-----|
| Number of units: | 275 |
| Number of active listings for rent: | 35 |
| Number of active listings for sale: | 16 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 6 |

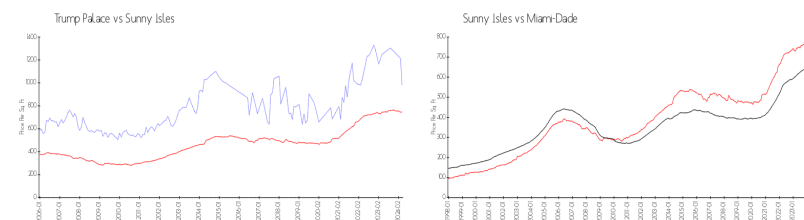
Building Association Information

Trump Palace Condominium
(305) 466-2490

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 5306 | 2,431 sq ft | Apr 2024 | \$2,300,000 | \$946 |
| 1607 | 1,389 sq ft | Apr 2024 | \$1,485,000 | \$1,069 |
| 1405 | 1,348 sq ft | Mar 2024 | \$1,660,000 | \$1,231 |
| 1906 | 1,168 sq ft | Mar 2024 | \$925,000 | \$792 |
| 905 | 1,600 sq ft | Mar 2024 | \$1,620,000 | \$1,013 |
| 1207 | 1,389 sq ft | Mar 2024 | \$1,600,000 | \$1,152 |

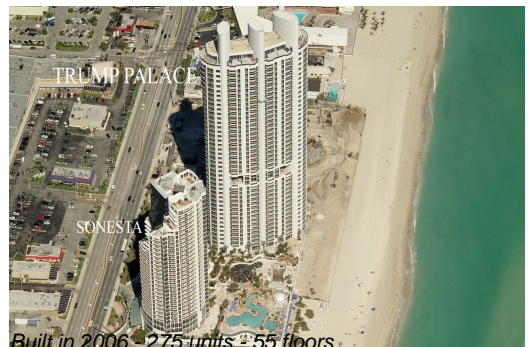
Market Information



| | | | |
|---------------|---------------|--------------|---------------|
| Trump Palace: | \$978/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles: | \$746/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|--------------|----|
| Trump Palace | 6% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |



Built in 2006 - 275 units - 55 floors

Avg. Time to Close Over Last 12 Months

| | |
|--------------|----------|
| Trump Palace | 81 days |
| Sunny Isles | 114 days |
| Miami-Dade | 81 days |