

Unit 2604 - Trump International Sonesta

2604 - 18001 Collins Av, Sunny Isles, FL, Miami-Dade 33160



Unit Information

MLS Number: RX-10941637
 Status: Active
 Size: 457 Sq ft.
 Bedrooms: 0
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Garage - Detached
 View: Intracoastal, Ocean
 List Price: \$270,000
 List PPSF: \$591
 Valuated Price: \$230,000
 Valuated PPSF: \$503

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.



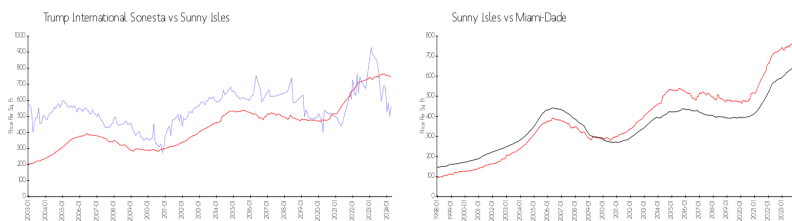
Building Information

Number of units: 372
 Number of active listings for rent: 8
 Number of active listings for sale: 55
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
917	664 sq ft	Apr 2024	\$270,000	\$407
1817	664 sq ft	Apr 2024	\$270,000	\$407
1107	664 sq ft	Mar 2024	\$317,000	\$477
2512	551 sq ft	Feb 2024	\$310,000	\$563
1110	551 sq ft	Feb 2024	\$315,000	\$572

Market Information



Trump International Sonesta:	\$561/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Trump International Sonesta: 15%
 Sunny Isles: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Trump International Sonesta: 164 days
 Sunny Isles: 113 days
 Miami-Dade: 81 days