

# Unit 804 - Trump Palace

804 - 18101 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11438120  
 Status: Active  
 Size: 1,348 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Electric Vehicle Charging Station,Guest Parking,Valet Parking

View:  
 List Price: \$1,630,000  
 List PPSF: \$1,209  
 Valuated Price: \$943,000  
 Valuated PPSF: \$700

*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: 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: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 6

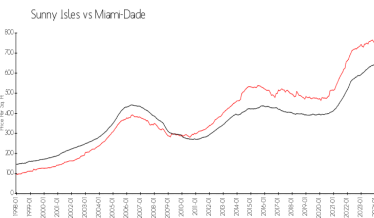
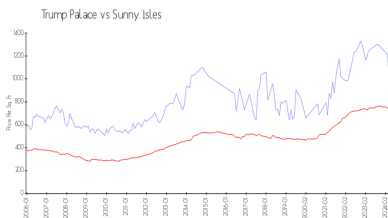
## Building Association Information

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

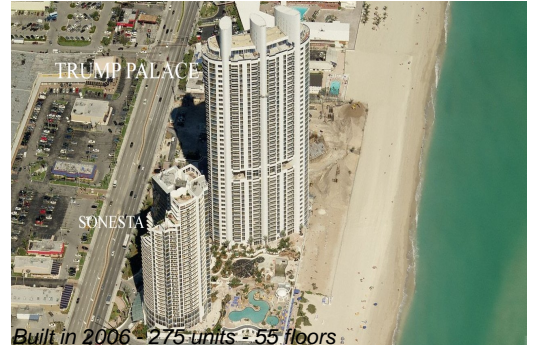
## Market Information



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

## Inventory for Sale

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



**Avg. Time to Close Over Last 12 Months**

Trump Palace	83 days
Sunny Isles	113 days
Miami-Dade	81 days