

# Unit 1703 - Trump Tower 1

1703 - 16001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11501589
Status:	Active
Size:	1,962 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$1,698,000
List PPSF:	\$865
Valuated Price:	\$1,562,000
Valuated PPSF:	\$796

*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.*

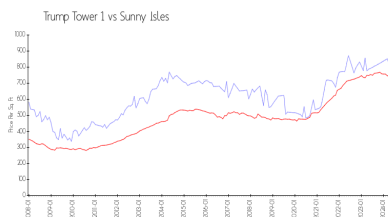
## Building Information

Number of units:	271
Number of active listings for rent:	20
Number of active listings for sale:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

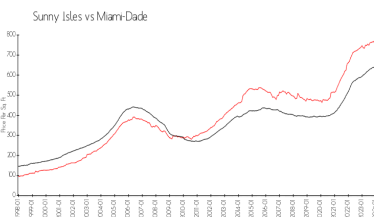
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	1,962 sq ft	May 2024	\$1,400,000	\$714
4201	2,768 sq ft	Apr 2024	\$2,950,000	\$1,066
505	1,435 sq ft	Apr 2024	\$950,000	\$662
3105	1,435 sq ft	Mar 2024	\$1,050,000	\$732
3004	2,327 sq ft	Mar 2024	\$2,000,000	\$859
1604	2,327 sq ft	Mar 2024	\$1,800,000	\$774

## Market Information



Trump Tower 1: \$904/sq. ft.  
Sunny Isles: \$743/sq. ft.



Sunny Isles: \$743/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Trump Tower 1	6%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Trump Tower 1	125 days
Sunny Isles	115 days
Miami-Dade	81 days

