

# Unit 2203 - Trump Tower 1

2203 - 16001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11549980  
 Status: Active  
 Size: 1,962 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,850,000  
 List PPSF: \$943  
 Valuated Price: \$1,489,000  
 Valuated PPSF: \$759

*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.*

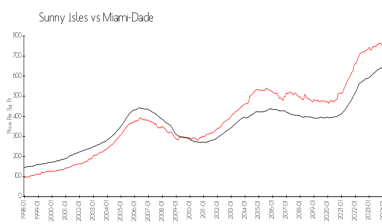
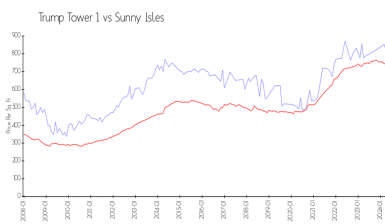
## Building Information

Number of units: 271  
 Number of active listings for rent: 20  
 Number of active listings for sale: 14  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$820/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Trump Tower 1: 118 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days

