

# Unit 2506 - Trump Tower 3

2506 - 15811 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11539600  
 Status: Active  
 Size: 2,558 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Valet Parking  
 View: Intracoastal View, Direct Ocean  
 Rental Price: \$11,500  
 List PPSF: \$4  
 Valuated Price: \$2,127,000  
 Valuated PPSF: \$914

*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.*

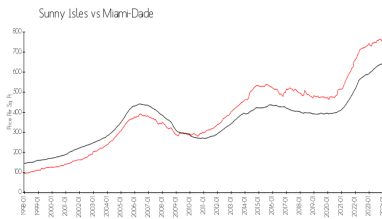
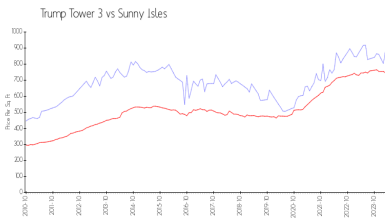
## Building Information

Number of units: 271  
 Number of active listings for rent: 21  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

## Building Association Information

Trump Tower 3 Condo Association  
 (305) 945-5881

## Market Information



Trump Tower 3:	\$917/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Trump Tower 3: 95 days  
 Sunny Isles: 113 days  
 Miami-Dade: 81 days

