

# Unit 4004 - Trump Royale

4004 - 18201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11584543
Status:	Active
Size:	2,174 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,430,000
List PPSF:	\$1,118
Valuated Price:	\$1,966,000
Valuated PPSF:	\$904



*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

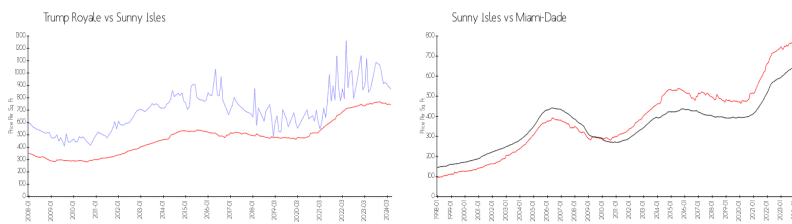
Number of units:	384
Number of active listings for rent:	41
Number of active listings for sale:	23
Building inventory for sale:	5%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1



## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5108	920 sq ft	May 2024	\$780,000	\$848
1709	8,203 sq ft	Feb 2024	\$5,355,000	\$653
4905	1,577 sq ft	Feb 2024	\$1,150,000	\$729
4704	2,174 sq ft	Feb 2024	\$1,875,770	\$863
1107	1,434 sq ft	Dec 2023	\$1,350,000	\$941

## Market Information



Trump Royale:	\$869/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Trump Royale	6%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Trump Royale	166 days
Sunny Isles	115 days
Miami-Dade	81 days