

Unit 3605 - Armani Casa (Residences by)

3605 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11340826
Status:	Active
Size:	1,223 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Other Parking,Valet Parking
View:	
List Price:	\$2,695,000
List PPSF:	\$2,204
Valuated Price:	\$2,096,000
Valuated PPSF:	\$1,714

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:	308
Number of active listings for rent:	0
Number of active listings for sale:	31
Building inventory for sale:	10%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

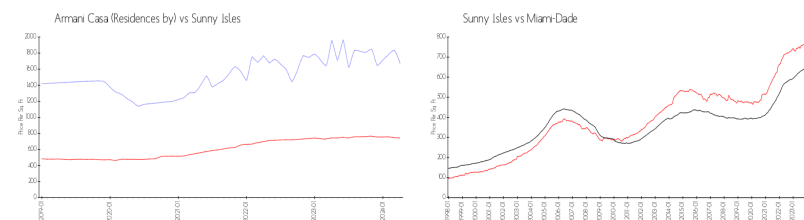
Building Association Information

Residences by Armani Casa
Sunny Isles Beach
Address: 18975 Collins Ave,
Sunny Isles Beach, FL 33160
Phone: +1 786-629-1192

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4003	2,271 sq ft	Apr 2024	\$4,050,000	\$1,783
1904	1,579 sq ft	Mar 2024	\$2,625,000	\$1,662
4001	2,468 sq ft	Mar 2024	\$4,350,000	\$1,763
2003	2,271 sq ft	Mar 2024	\$4,000,000	\$1,761
2503	2,271 sq ft	Feb 2024	\$3,700,000	\$1,629
2703	2,271 sq ft	Feb 2024	\$3,800,000	\$1,673

Market Information



Armani Casa	\$1675/sq. ft.	Sunny Isles:	\$743/sq. ft.
(Residences by):			
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Armani Casa (Residences by)	10%
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Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Armani Casa (Residences by)	130 days
Sunny Isles	114 days
Miami-Dade	81 days