

# 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: \$2,297,000  
 Valuated PPSF: \$1,878

*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: 11  
 Number of sales over the last 3 months: 6

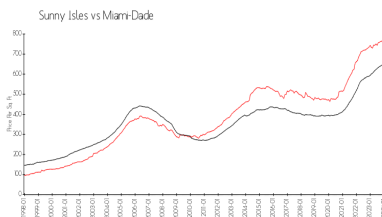
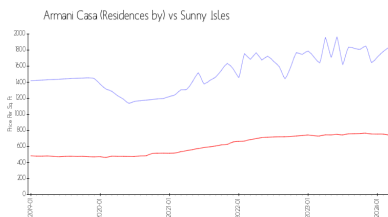
## Building Association Information

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

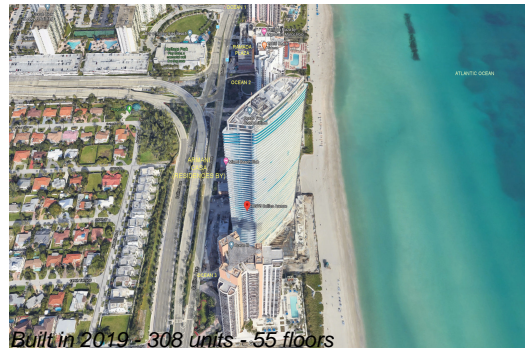
## Market Information



Armani Casa (Residences by): \$1835/sq. ft.  
 Sunny Isles: \$742/sq. ft.  
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 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Armani Casa (Residences by) 10%



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