

Unit 1004 - Armani Casa (Residences by)

1004 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11373204
 Status: Active
 Size: 1,540 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Guest Parking, Valet Parking
 View:
 List Price: \$2,650,000
 List PPSF: \$1,721
 Valuated Price: \$2,139,000
 Valuated PPSF: \$1,389

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

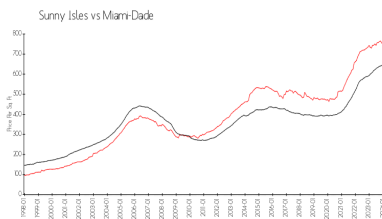
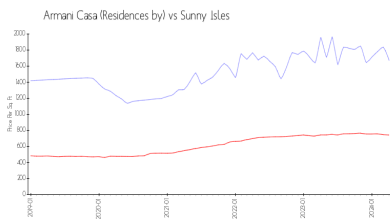
Building Association Information

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 (Residences by): \$1675/sq. ft.
 Sunny Isles: \$743/sq. ft.
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 Miami-Dade: \$698/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	113 days
Miami-Dade	81 days