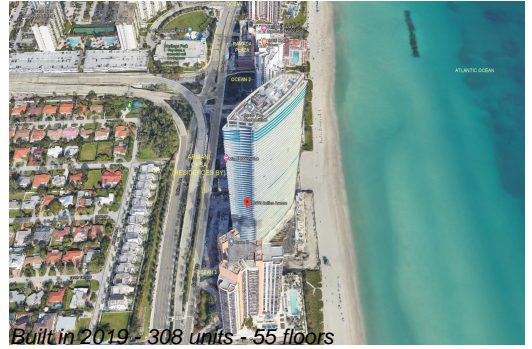


Unit PH-00 - Armani Casa (Residences by)

PH-00 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11480687
Status:	Active
Size:	6,138 Sq ft.
Bedrooms:	5
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	Guest Parking,Valet Parking
View:	
List Price:	\$16,999,000
List PPSF:	\$2,769
Valuated Price:	\$12,264,000
Valuated PPSF:	\$2,277



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

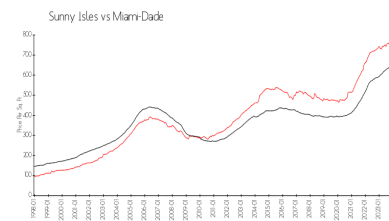
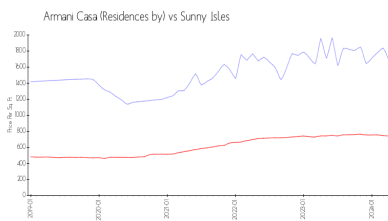
Building Association Information

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.
Sunny Isles:	\$743/sq. ft.	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