

Unit 3004 - Armani Casa (Residences by)

3004 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11507024
Status:	Active
Size:	1,634 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$3,300,000
List PPSF:	\$2,020
Valuated Price:	\$2,770,000
Valuated PPSF:	\$1,695

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:	28
Building inventory for sale:	9%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

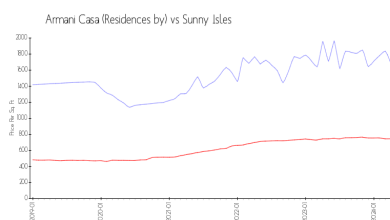
Building Association Information

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

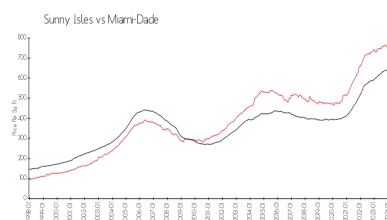
Recent Sales

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



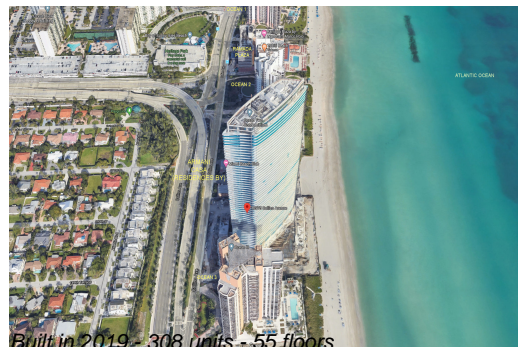
Armani Casa \$1675/sq. ft.
(Residences by):
Sunny Isles: \$746/sq. ft.



Sunny Isles: \$746/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Armani Casa (Residences by)	9%
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