

# Unit 2303 - Armani Casa (Residences by)

2303 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11514489
Status:	Active
Size:	2,271 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$4,168,000
List PPSF:	\$1,835
Valuated Price:	\$3,420,000
Valuated PPSF:	\$1,506

*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

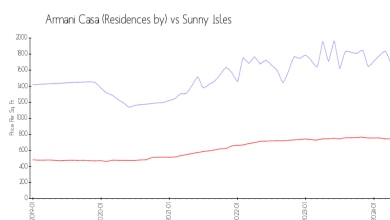
## Building Association Information

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

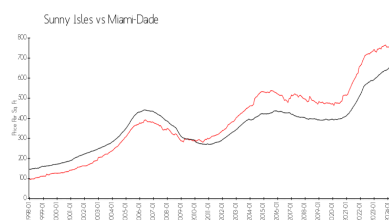
## Recent Sales

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



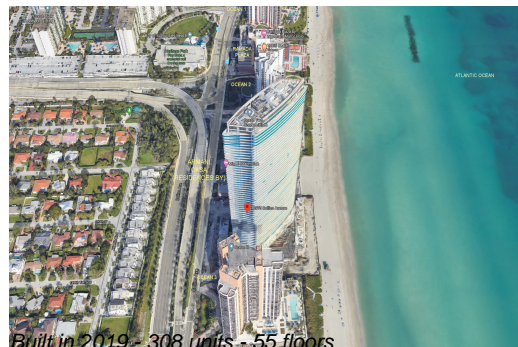
Armani Casa  
(Residences by): \$1675/sq. ft.  
Sunny Isles: \$746/sq. ft.



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