

Unit 4605 - Armani Casa (Residences by)

4605 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11539568 |
| Status: | Active |
| Size: | 1,268 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Valet Parking |
| View: | |
| List Price: | \$2,550,000 |
| List PPSF: | \$2,011 |
| Valuated Price: | \$2,400,000 |
| Valuated PPSF: | \$1,893 |

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 |

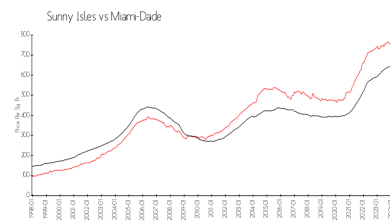
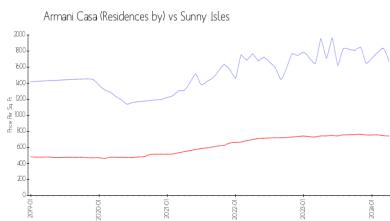
Building Association Information

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