

# Unit 404 - Armani Casa (Residences by)

404 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11550529  
 Status: Active  
 Size: 1,511 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Parking-Under Building, Valet Parking  
 View:  
 List Price: \$2,495,000  
 List PPSF: \$1,651  
 Valuated Price: \$1,978,000  
 Valuated PPSF: \$1,309

*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

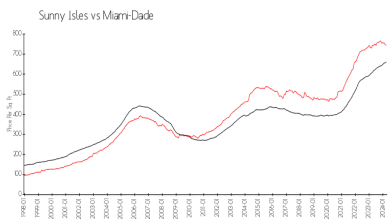
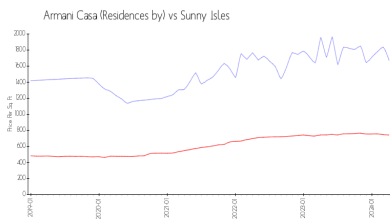
## Building Association Information

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