

# Unit 403 - Armani Casa (Residences by)

403 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11593585  
 Status: Active  
 Size: 2,271 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$3,950,000  
 List PPSF: \$1,739  
 Valuated Price: \$2,925,000  
 Valuated PPSF: \$1,288

*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: 23  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

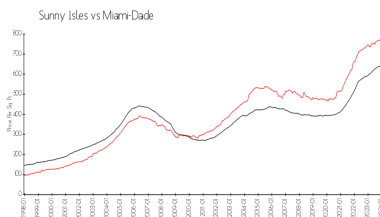
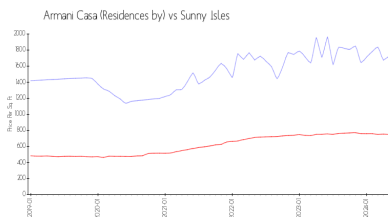
## Building Association Information

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
3700	3,891 sq ft	Jun 2024	\$6,400,000	\$1,645
3201	4,019 sq ft	May 2024	\$4,200,000	\$1,045
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

## Market Information



Armani Casa	\$1730/sq. ft.	Sunny Isles:	\$748/sq. ft.
(Residences by):		Miami-Dade:	\$705/sq. ft.
Sunny Isles:	\$748/sq. ft.		

## Inventory for Sale

Armani Casa (Residences by) 7%



Sunny Isles	5%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Armani Casa (Residences by)	120 days
Sunny Isles	116 days
Miami-Dade	82 days