

Unit 905 - Armani Casa (Residences by)

905 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11596588
Status:	Cancelled
Size:	1,107 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$2,100,000
List PPSF:	\$1,897
Valuated Price:	\$1,089,000
Valuated PPSF:	\$984

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:	30
Building inventory for sale:	9%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

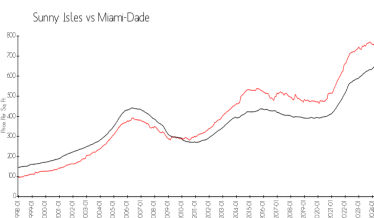
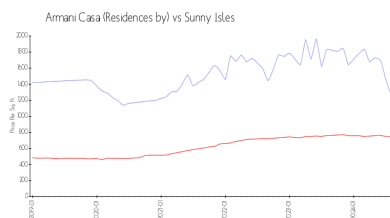
Building Association Information

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
4004	1,688 sq ft	Sep 2024	\$3,250,000	\$1,925
5400	3,504 sq ft	Jul 2024	\$6,850,000	\$1,955
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

Market Information

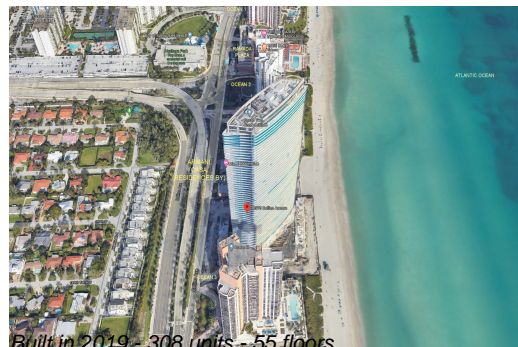


Armani Casa	\$1258/sq. ft.	Sunny Isles:	\$749/sq. ft.
(Residences by):			
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Armani Casa (Residences by)	10%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Armani Casa (Residences by)	133 days
Sunny Isles	116 days
Miami-Dade	84 days