

Unit 3500 - Armani Casa (Residences by)

3500 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|---|
| MLS Number: | A11616078 |
| Status: | Active |
| Size: | 3,306 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 5 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Covered Parking,Deeded Parking |
| View: | |
| List Price: | \$6,990,000 |
| List PPSF: | \$2,114 |
| Valuated Price: | \$4,799,000 |
| Valuated PPSF: | \$1,452 |

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

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|--|-----|
| 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: | 16 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 2 |

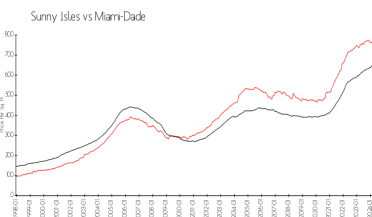
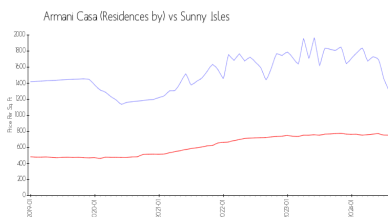
Building Association Information

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 |
|--------|-------------|--------------|-------------|---------|
| 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 |
| 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 (Residences by): | \$1302/sq. ft. | Sunny Isles: | \$753/sq. ft. |
| Sunny Isles: | \$753/sq. ft. | Miami-Dade: | \$697/sq. ft. |

Inventory for Sale



| | |
|-----------------------------|----|
| Armani Casa (Residences by) | 9% |
| Sunny Isles | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------|----------|
| Armani Casa (Residences by) | 118 days |
| Sunny Isles | 114 days |
| Miami-Dade | 84 days |