

Unit 1602 - Armani Casa (Residences by)

1602 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11624152
Status:	Active
Size:	2,682 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$5,900,000
List PPSF:	\$2,200
Valuated Price:	\$2,929,000
Valuated PPSF:	\$1,092

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:	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

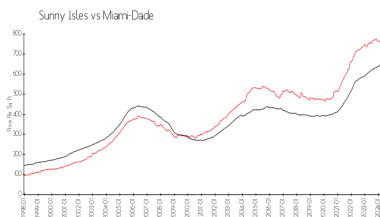
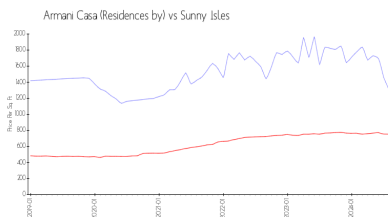
Building Association Information

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%
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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