

# Unit 2101 - Armani Casa (Residences by)

2101 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11668059                       |
| Status:         | Active                          |
| Size:           | 2,468 Sq ft.                    |
| Bedrooms:       | 3                               |
| Full Bathrooms: | 5                               |
| Half Bathrooms: | 1                               |
| Parking Spaces: | 2 Or More Spaces, Valet Parking |
| View:           |                                 |
| List Price:     | \$4,500,000                     |
| List PPSF:      | \$1,823                         |
| Valuated Price: | \$4,448,000                     |
| Valuated PPSF:  | \$1,802                         |

*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:      | 35  |
| Building inventory for sale:             | 11% |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 7   |

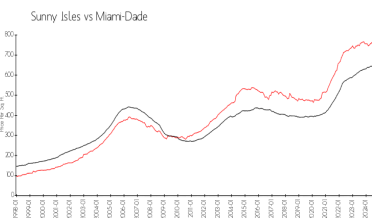
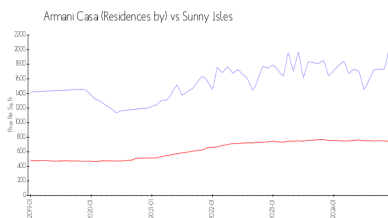
## Building Association Information

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    |
|--------|-------------|--------------|-------------|---------|
| 904    | 1,535 sq ft | Jan 2025     | \$2,550,000 | \$1,661 |
| 700    | 3,043 sq ft | Dec 2024     | \$5,332,000 | \$1,752 |
| 905    | 1,107 sq ft | Dec 2024     | \$1,825,000 | \$1,649 |
| 1004   | 1,540 sq ft | Dec 2024     | \$2,500,000 | \$1,623 |
| 3805   | 1,233 sq ft | Nov 2024     | \$2,500,000 | \$2,028 |
| 5205   | 1,296 sq ft | Nov 2024     | \$2,385,000 | \$1,840 |

## Market Information



|                              |                |              |               |
|------------------------------|----------------|--------------|---------------|
| Armani Casa (Residences by): | \$2044/sq. ft. | Sunny Isles: | \$742/sq. ft. |
| Sunny Isles:                 | \$742/sq. ft.  | Miami-Dade:  | \$688/sq. ft. |

## Inventory for Sale

|                             |     |
|-----------------------------|-----|
| Armani Casa (Residences by) | 11% |
| Sunny Isles                 | 7%  |
| Miami-Dade                  | 5%  |



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

|                             |          |
|-----------------------------|----------|
| Armani Casa (Residences by) | 157 days |
| Sunny Isles                 | 117 days |
| Miami-Dade                  | 90 days  |