

# Unit 1404 - Armani Casa (Residences by)

1404 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11685344  
 Status: Active  
 Size: 1,554 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$2,790,000  
 List PPSF: \$1,795  
 Valuated Price: \$2,310,000  
 Valuated PPSF: \$1,486

*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: 14  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

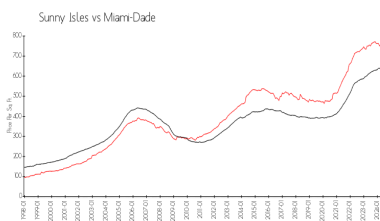
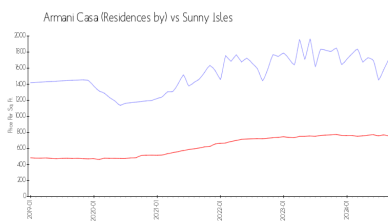
## Building Association Information

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
3805	1,233 sq ft	Nov 2024	\$2,500,000	\$2,028
5205	1,296 sq ft	Nov 2024	\$2,385,000	\$1,840
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

## Market Information



Armani Casa (Residences by):	\$1722/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Armani Casa (Residences by) 9%  
 Sunny Isles 7%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Armani Casa (Residences by)

114 days

Sunny Isles

112 days

Miami-Dade

86 days