

Unit 1705 - Armani Casa (Residences by)

1705 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11686377
 Status: Active
 Size: 1,138 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$2,600,000
 List PPSF: \$2,285
 Valuated Price: \$1,971,000
 Valuated PPSF: \$1,732

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

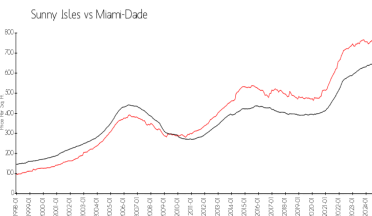
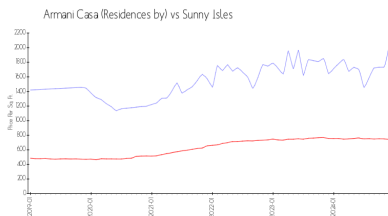
Building Association Information

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	116 days
Miami-Dade	90 days