

Unit 3000 - Armani Casa (Residences by)

3000 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|---------------------------------|
| MLS Number: | A11695930 |
| Status: | Active |
| Size: | 3,255 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 5 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces, Valet Parking |
| View: | |
| List Price: | \$6,500,000 |
| List PPSF: | \$1,997 |
| Valuated Price: | \$5,944,000 |
| Valuated PPSF: | \$1,826 |

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 |

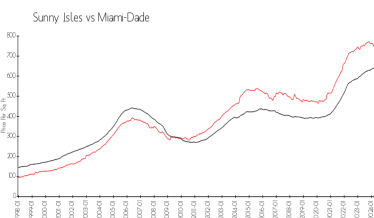
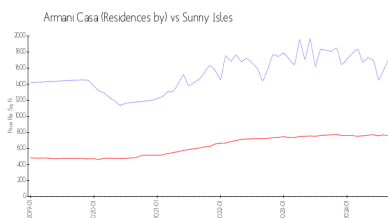
Building Association Information

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

111 days

Miami-Dade

86 days