

Unit 804 - Armani Casa (Residences by)

804 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11907270
Status:	Active
Size:	1,530 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$2,725,000
List PPSF:	\$1,781
Valuated Price:	\$1,354,000
Valuated PPSF:	\$885

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:	39
Building inventory for sale:	12%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

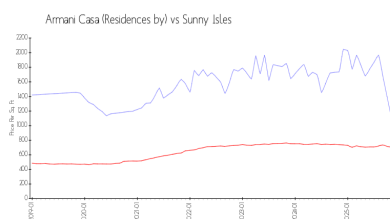
Residences by Armani Casa
Sunny Isles Beach
Address: 18975 Collins Ave,
Sunny Isles Beach, FL 33160
Phone: +1 786-629-1192

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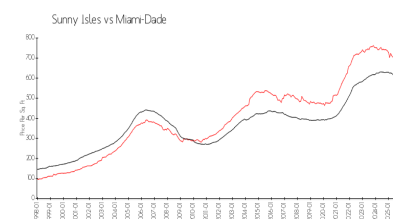
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	1,089 sq ft	Nov 2025	\$1,700,000	\$1,561
3000	3,255 sq ft	Sep 2025	\$5,800,000	\$1,782
4502	2,682 sq ft	Sep 2025	\$5,000,000	\$1,864
1105	1,116 sq ft	Aug 2025	\$1,750,000	\$1,568
3901	2,468 sq ft	May 2025	\$4,375,000	\$1,773

Market Information



Armani Casa
(Residences by):
\$1089/sq. ft.

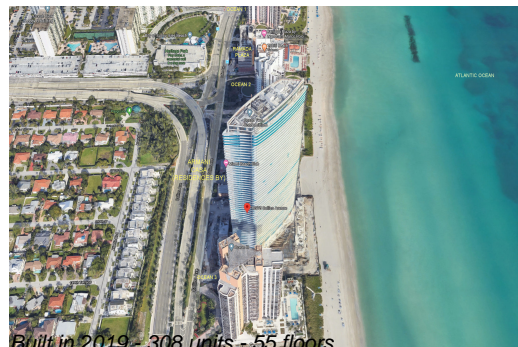


Sunny Isles:
\$702/sq. ft.

Miami-Dade:
\$668/sq. ft.

Inventory for Sale

Armani Casa (Residences by)	13%
Sunny Isles	6%



Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Armani Casa (Residences by)	98 days
Sunny Isles	113 days
Miami-Dade	77 days