

Unit 4603 - Armani Casa (Residences by)

4603 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10455241
Status:	Active
Size:	2,271 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	Intracoastal View,Ocean View
List Price:	\$4,199,000
List PPSF:	\$1,849
Valuated Price:	\$4,420,000
Valuated PPSF:	\$1,946

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:	29
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

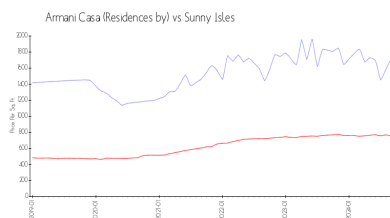
Building Association Information

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

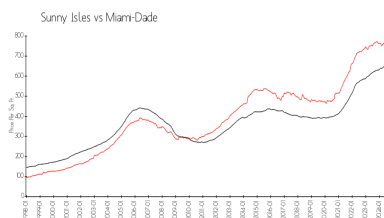
Recent Sales

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 \$1722/sq. ft.
(Residences by):
Sunny Isles: \$757/sq. ft.

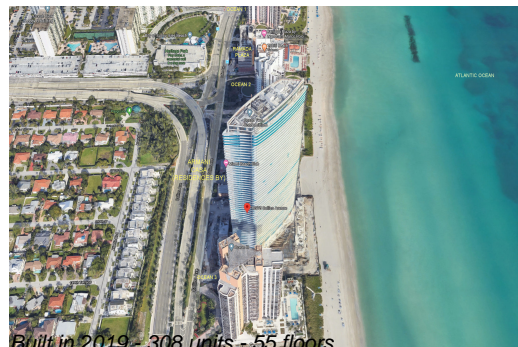


Sunny Isles: \$757/sq. ft.
Miami-Dade: \$694/sq. ft.

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