

# Unit 2303 - Armani Casa (Residences by)

2303 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	RX-11004551
Status:	Active
Size:	2,271 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Assigned
View:	City,Intracoastal,Ocean
List Price:	\$4,135,000
List PPSF:	\$1,821
Valuated Price:	\$2,569,000
Valuated PPSF:	\$1,131

*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:	31
Building inventory for sale:	10%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

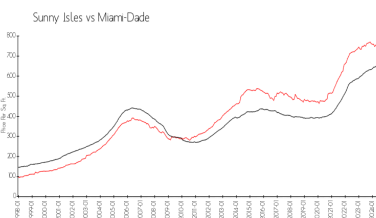
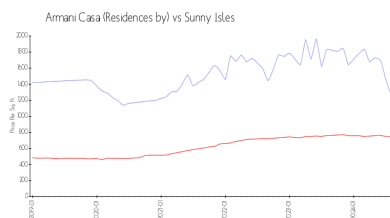
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
3201	4,019 sq ft	May 2024	\$4,200,000	\$1,045
4003	2,271 sq ft	Apr 2024	\$4,050,000	\$1,783

## Market Information

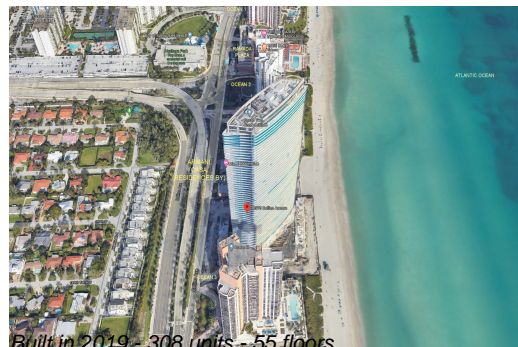


Armani Casa	\$1258/sq. ft.	Sunny Isles:	\$749/sq. ft.
(Residences by):			
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Armani Casa (Residences by)	10%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Armani Casa (Residences by)	133 days
Sunny Isles	116 days
Miami-Dade	85 days