

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:	\$3,457,000
Valuated PPSF:	\$1,522

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:	26
Building inventory for sale:	8%
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:	2

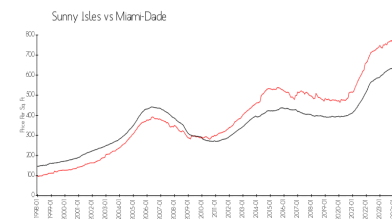
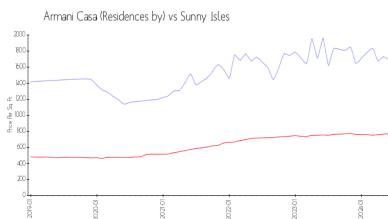
Building Association Information

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
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
1904	1,579 sq ft	Mar 2024	\$2,625,000	\$1,662
4001	2,468 sq ft	Mar 2024	\$4,350,000	\$1,763
2003	2,271 sq ft	Mar 2024	\$4,000,000	\$1,761

Market Information



Armani Casa (Residences by):	\$1693/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Armani Casa (Residences by)	8%
Sunny Isles	5%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Armani Casa (Residences by)	106 days
Sunny Isles	117 days
Miami-Dade	83 days