

# Unit 904 - Armani Casa (Residences by)

904 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11371759
Status:	Active
Size:	1,535 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$2,594,000
List PPSF:	\$1,690
Valuated Price:	\$2,111,000
Valuated PPSF:	\$1,375

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:	20
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

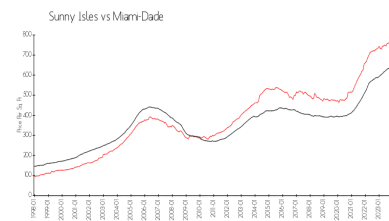
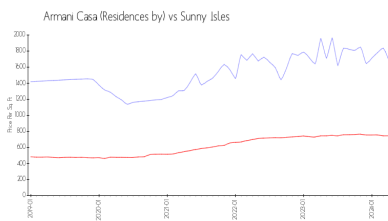
## Building Association Information

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
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
2503	2,271 sq ft	Feb 2024	\$3,700,000	\$1,629
2703	2,271 sq ft	Feb 2024	\$3,800,000	\$1,673

## Market Information



Armani Casa (Residences by):	\$1675/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Armani Casa (Residences by)	9%
Sunny Isles	5%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Armani Casa (Residences by)

130 days

Sunny Isles

113 days

Miami-Dade

81 days