

Unit 2303 - Armani Casa (Residences by)

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

Unit Information

MLS Number: A11514489
 Status: Active
 Size: 2,271 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$4,168,000
 List PPSF: \$1,835
 Valuated Price: \$3,420,000
 Valuated PPSF: \$1,506

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

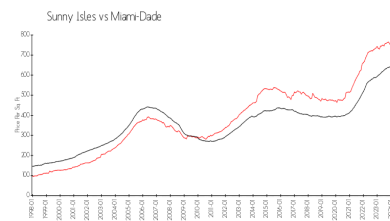
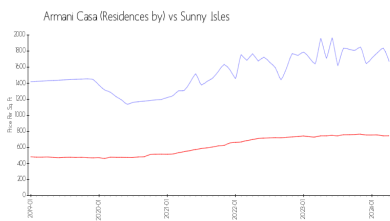
Building Association Information

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 |