

Unit 1504 - Ocean Reserve

1504 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11290492
Status:	Active
Size:	1,505 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$699,000
List PPSF:	\$464
Valuated Price:	\$715,000
Valuated PPSF:	\$475

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:	398
Number of active listings for rent:	33
Number of active listings for sale:	24
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

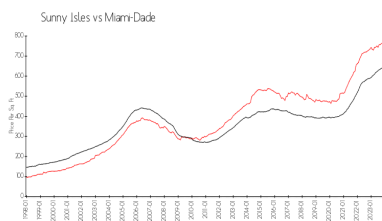
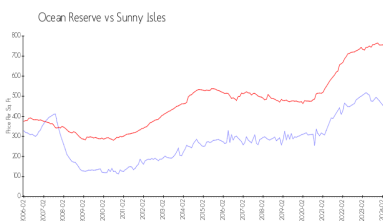
Building Association Information

Ocean Reserve Condo Association
(305) 792-7255

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
914	1,005 sq ft	Apr 2024	\$450,000	\$448
826	1,526 sq ft	Mar 2024	\$670,000	\$439
1025	1,005 sq ft	Jan 2024	\$570,000	\$567
1208	1,005 sq ft	Dec 2023	\$530,000	\$527
306	1,005 sq ft	Dec 2023	\$500,000	\$498

Market Information

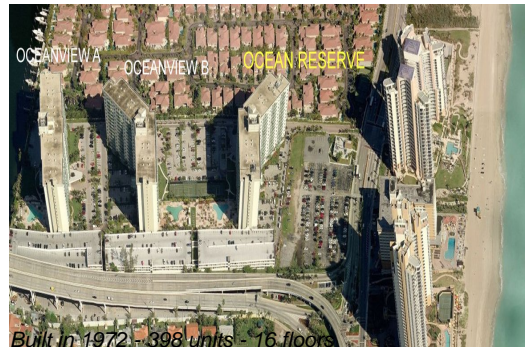


Ocean Reserve:	\$473/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Ocean Reserve	6%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Ocean Reserve
Sunny Isles
Miami-Dade

83 days
114 days
81 days