

Unit PH-12 - Ocean Reserve

PH-12 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11480742
 Status: Active
 Size: 1,005 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$637,000
 List PPSF: \$634
 Valuated Price: \$513,000
 Valuated PPSF: \$510

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

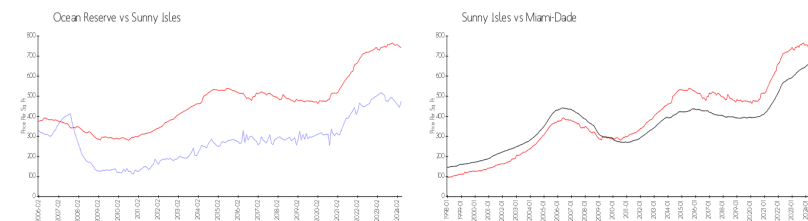
Building Association Information

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.
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 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
113 days
81 days