

# Unit 204 - Ocean Reserve

204 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11529656
Status:	Active
Size:	1,505 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$670,000
List PPSF:	\$445
Valuated Price:	\$629,000
Valuated PPSF:	\$418

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

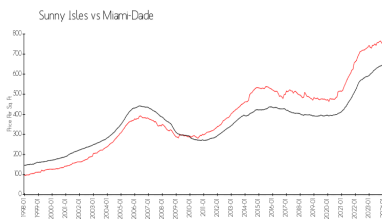
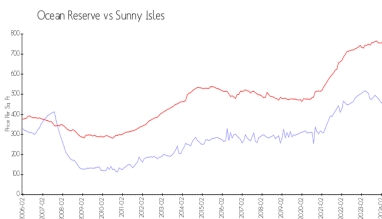
## Building Association Information

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

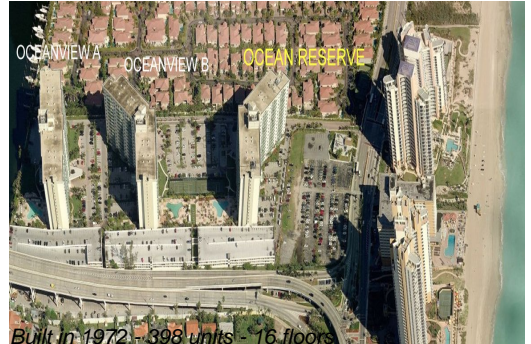


Ocean Reserve:	\$473/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## 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  
113 days  
81 days