

# Unit 1110 - Ocean Reserve

1110 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11559785  
 Status: Active  
 Size: 1,005 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$526,000  
 List PPSF: \$523  
 Valuated Price: \$459,000  
 Valuated PPSF: \$457

*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

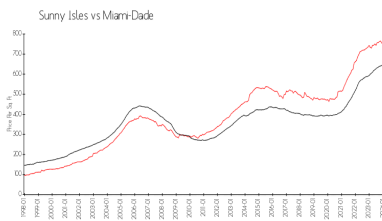
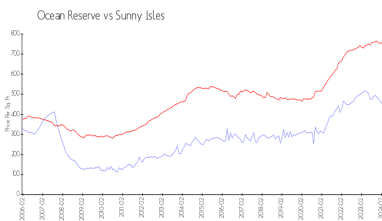
## Building Association Information

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

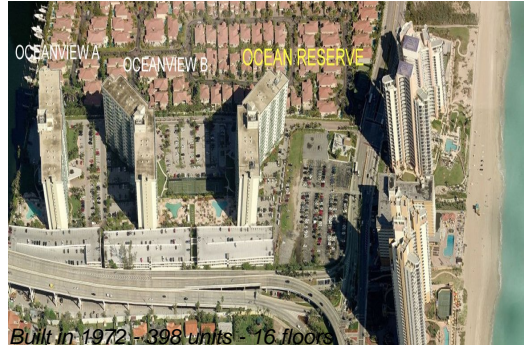


Ocean Reserve: \$473/sq. ft.      Sunny Isles: \$743/sq. ft.  
 Sunny Isles: \$743/sq. ft.      Miami-Dade: \$698/sq. ft.

## 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