

# Unit 421 - Ocean Reserve

421 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11578944  
 Status: Active  
 Size: 1,005 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking  
 View:  
 List Price: \$475,000  
 List PPSF: \$473  
 Valuated Price: \$445,000  
 Valuated PPSF: \$443

*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: 23  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

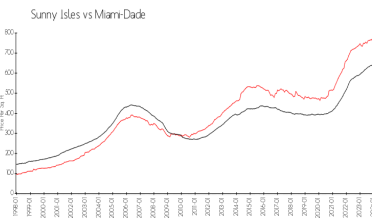
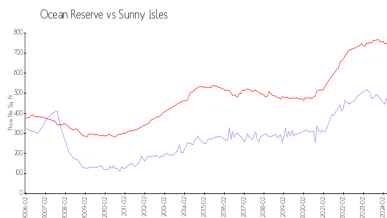
## Building Association Information

Ocean Reserve Condo Association  
 (305) 792-7255

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
708	1,005 sq ft	May 2024	\$465,000	\$463
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

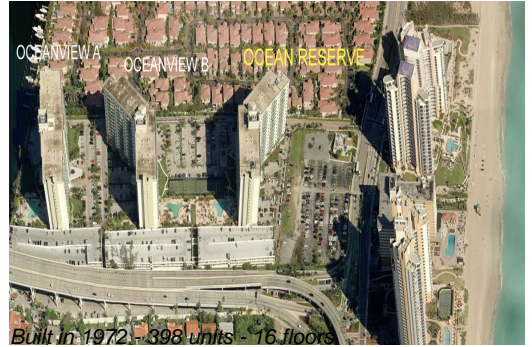


Ocean Reserve: \$445/sq. ft.  
 Sunny Isles: \$743/sq. ft.

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 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

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



## **Avg. Time to Close Over Last 12 Months**

Ocean Reserve	77 days
Sunny Isles	115 days
Miami-Dade	81 days