

# Unit 1117 - Ocean Reserve

1117 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11597790
Status:	Active
Size:	1,005 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$579,000
List PPSF:	\$576
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:	4
Number of sales over the last 3 months:	1

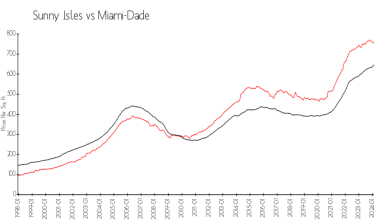
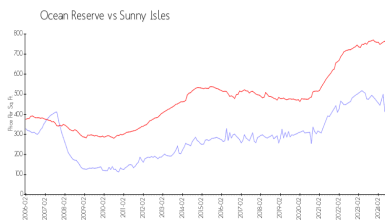
## Building Association Information

Ocean Reserve Condo Association  
(305) 792-7255

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1511	1,005 sq ft	Sep 2024	\$530,000	\$527
1402	1,505 sq ft	Jun 2024	\$620,000	\$412
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

## Market Information



Ocean Reserve:	\$429/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Ocean Reserve	6%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Ocean Reserve	77 days
Sunny Isles	116 days
Miami-Dade	85 days

