

# Unit 1511 - Ocean Reserve

1511 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11605023  
 Status: Active  
 Size: 1,005 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Detached,Valet Parking  
 View:  
 List Price: \$539,900  
 List PPSF: \$537  
 Valuated Price: \$557,000  
 Valuated PPSF: \$554

*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: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

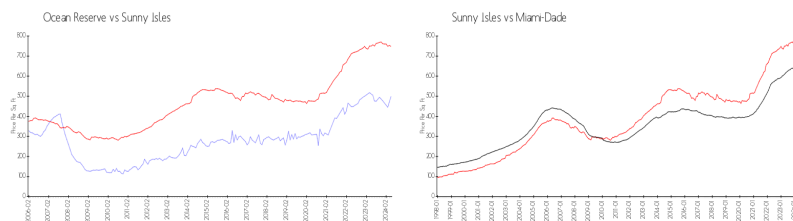
## Building Association Information

Ocean Reserve Condo Association  
 (305) 792-7255

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1025	1,005 sq ft	Jan 2024	\$570,000	\$567

## Market Information

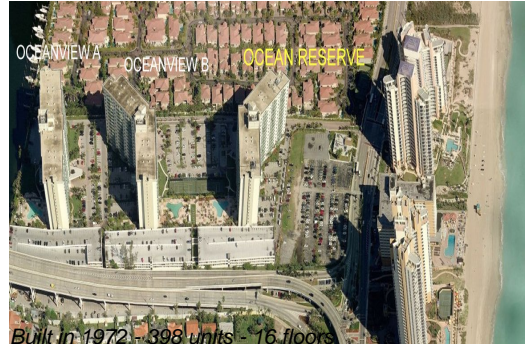


Ocean Reserve: \$499/sq. ft.  
 Sunny Isles: \$748/sq. ft.  
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 Miami-Dade: \$705/sq. ft.

## 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

72 days  
116 days  
82 days