

# Unit 307 - Ocean Reserve

307 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11663362  
 Status: Active  
 Size: 1,005 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$405,000  
 List PPSF: \$403  
 Valuated Price: \$496,000  
 Valuated PPSF: \$494

*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: 28  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

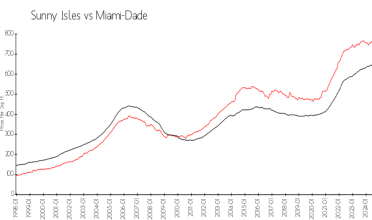
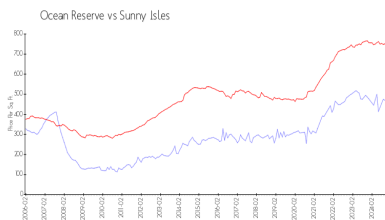
## Building Association Information

Ocean Reserve Condo Association  
 (305) 792-7255

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1110   | 1,005 sq ft | Dec 2024     | \$450,000  | \$448 |
| 1419   | 1,005 sq ft | Dec 2024     | \$455,000  | \$453 |
| 1511   | 1,005 sq ft | Sep 2024     | \$530,000  | \$527 |
| 1519   | 1,005 sq ft | Aug 2024     | \$580,000  | \$577 |
| 1402   | 1,505 sq ft | Jun 2024     | \$620,000  | \$412 |

## Market Information



|                |               |              |               |
|----------------|---------------|--------------|---------------|
| Ocean Reserve: | \$457/sq. ft. | Sunny Isles: | \$742/sq. ft. |
| Sunny Isles:   | \$742/sq. ft. | Miami-Dade:  | \$688/sq. ft. |

## Inventory for Sale

Ocean Reserve: 7%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Ocean Reserve: 82 days  
 Sunny Isles: 116 days  
 Miami-Dade: 90 days

Unit 307



Map

