

# Unit 1403 - Ocean Reserve

1403 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11678290  
 Status: Active  
 Size: 1,505 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Ocean View  
 Rental Price: \$4,200  
 List PPSF: \$3  
 Valuated Price: \$685,000  
 Valuated PPSF: \$455

*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.*

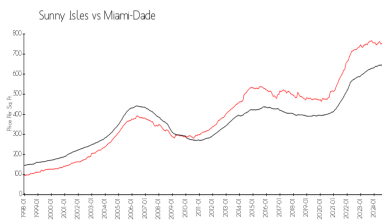
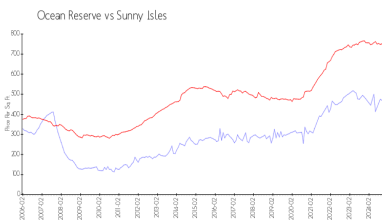
## Building Information

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

## 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

