

# Unit 1203 - Ocean Reserve

1203 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11687598  
 Status: Active  
 Size: 1,505 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking

View:  
 List Price: \$669,000  
 List PPSF: \$445  
 Valuated Price: \$671,000  
 Valuated PPSF: \$446

*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

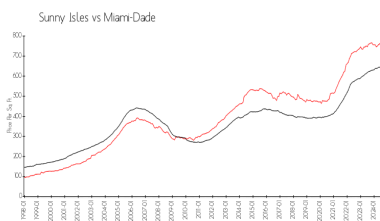
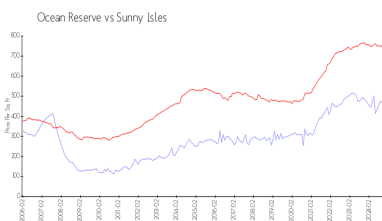
## Building Association Information

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



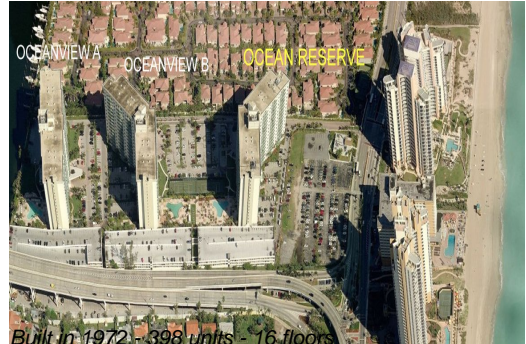
Ocean Reserve: \$457/sq. ft.      Sunny Isles: \$742/sq. ft.  
 Sunny Isles: \$742/sq. ft.      Miami-Dade: \$688/sq. ft.

## 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