

# Unit 227 - Ocean Reserve

227 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11719814             |
| Status:         | Active                |
| Size:           | 1,505 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$675,000             |
| List PPSF:      | \$449                 |
| Valuated Price: | \$529,000             |
| Valuated PPSF:  | \$351                 |

*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:      | 44  |
| Building inventory for sale:             | 11% |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

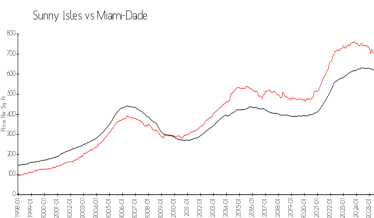
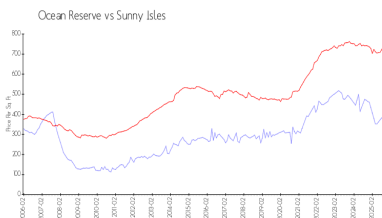
Ocean Reserve Condo Association  
(305) 792-7255

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1120   | 1,005 sq ft | Dec 2025     | \$370,000  | \$368 |
| 1502   | 1,505 sq ft | Nov 2025     | \$545,000  | \$362 |
| 1216   | 1,665 sq ft | Oct 2025     | \$555,000  | \$333 |
| 1026   | 1,526 sq ft | Oct 2025     | \$550,000  | \$360 |
| 1108   | 1,005 sq ft | Sep 2025     | \$360,000  | \$358 |
| 1008   | 1,005 sq ft | Sep 2025     | \$375,000  | \$373 |

## Market Information

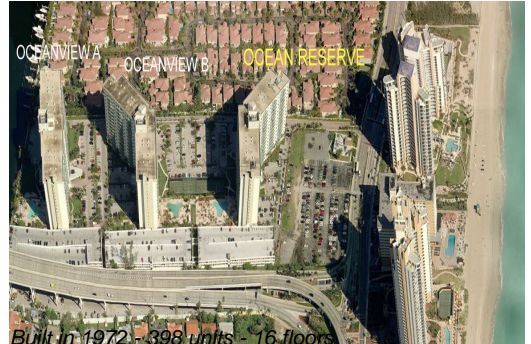


|                |               |              |               |
|----------------|---------------|--------------|---------------|
| Ocean Reserve: | \$361/sq. ft. | Sunny Isles: | \$702/sq. ft. |
| Sunny Isles:   | \$702/sq. ft. | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|               |     |
|---------------|-----|
| Ocean Reserve | 11% |
| Sunny Isles   | 7%  |
| Miami-Dade    | 4%  |

## Avg. Time to Close Over Last 12 Months



Ocean Reserve  
Sunny Isles  
Miami-Dade

140 days  
113 days  
77 days