

# Unit 301 - Ocean Reserve

301 - 19370 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10537390
Status:	Active
Size:	1,505 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$579,900
List PPSF:	\$385
Valuated Price:	\$535,000
Valuated PPSF:	\$355

*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

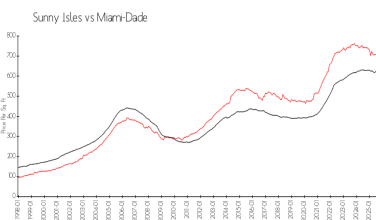
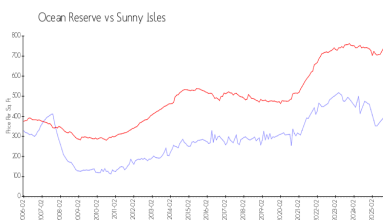
Ocean Reserve Condo Association  
(305) 792-7255

<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	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Ocean Reserve  
Sunny Isles  
Miami-Dade

150 days  
113 days  
77 days