

Ocean Reserve, Sunny Isles Beach

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-sunny-isles-beach/ocean-reserve/

BY THE NUMBERS

Median listed association fee	\$1,133 / month equivalent	42 active listings stating a fee; middle half \$1,127 to \$1,477
Sunny Isles Beach median (same property type)	\$1,471 / month	982 city listings
For sale today	42	2 under contract
Median asking price	\$499,450	asking range \$335,000 to \$770,000
Closed sales, September 2025 to August 2026	19	0 so far this month
Median sold price, same 12 months	\$422,000	sold range \$295,000 to \$630,000
Sold price vs original asking	91.3%	median across closed sales
Median recorded days on market (closed)	111	MLS cumulative days
Cash purchases	73.7%	of closed sales
Year built (listings)	1972 to 1974	median 1972
Months of supply	26.5	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Cable TV (80.6% of listings stating inclusions)
- Internet (71% of listings stating inclusions)
- Common areas (58.1% of listings stating inclusions)
- Water (54.8% of listings stating inclusions)
- Pool (48.4% of listings stating inclusions)
- Trash (48.4% of listings stating inclusions)

LISTING REMARKS FLAG

- special assessment: 4 listings state it
- milestone inspection: 2 listings state it

Counted from listing remarks; a statement by the listing, not a fact about the association.

NEARBY

- Beach: 1.5 mi
- Hospital: 1.8 mi (HCA Florida Aventura Hospital)
- Golf: 0.8 mi
- Rail station: 1.6 mi (Aventura)
- Marina: 0.2 mi
- Within 1 mile: 49 tennis courts, 12 restaurants, 7 parks, 3 playgrounds, 1 library

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in Ocean Reserve? Find out what your home is worth, with the same community data behind it:

pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-sunny-isles-beach/ocean-reserve/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Ocean Reserve after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.