

Unit 2303 - Turnberry Ocean Colony South

2303 - 16047 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11468717
 Status: Active
 Size: 3,480 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking

View:

List Price: \$4,660,000
 List PPSF: \$1,339
 Valuated Price: \$4,660,000
 Valuated PPSF: \$1,339

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: 129
 Number of active listings for rent: 4
 Number of active listings for sale: 6
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

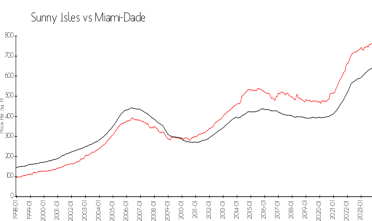
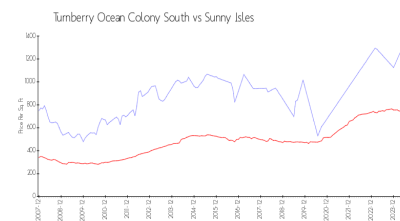
Building Association Information

Turnberry Ocean Colony Condominium
 (305) 944-9506

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1703	3,480 sq ft	Apr 2024	\$4,050,000	\$1,164
3303	3,480 sq ft	Apr 2024	\$3,500,000	\$1,006
1001	2,772 sq ft	Apr 2024	\$3,375,000	\$1,218
803	3,480 sq ft	Dec 2023	\$3,550,000	\$1,020
PH3602	5,690 sq ft	Aug 2023	\$7,800,000	\$1,371

Market Information



Turnberry Ocean Colony South:	\$1268/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Turnberry Ocean Colony South	5%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Turnberry Ocean Colony South	95 days
Sunny Isles	113 days
Miami-Dade	81 days