

# Unit 2603 - Turnberry Ocean Colony South

2603 - 16047 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11506554  
 Status: Active  
 Size: 3,480 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 5  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking

View:

List Price: \$4,850,000  
 List PPSF: \$1,394  
 Valuated Price: \$4,801,000  
 Valuated PPSF: \$1,380

*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

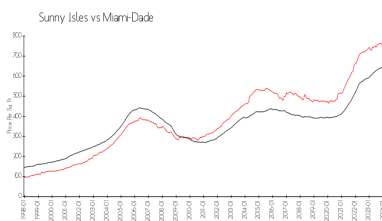
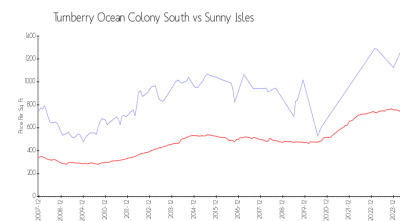
## Building Association Information

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