

# Unit 2301 - Turnberry Ocean Colony South

2301 - 16047 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11518254
Status:	Active
Size:	2,772 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$3,595,000
List PPSF:	\$1,297
Valuated Price:	\$3,543,000
Valuated PPSF:	\$1,278

*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

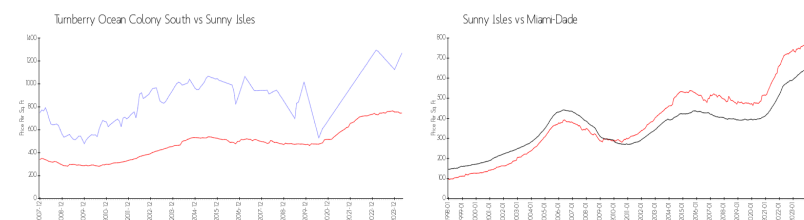
## Building Association Information

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:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/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	114 days
Miami-Dade	81 days