

# Unit 1104 - Turnberry Ocean Colony North

1104 - 16051 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11539010
Status:	Active
Size:	3,735 Sq ft.
Bedrooms:	4
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$4,400,000
List PPSF:	\$1,178
Valuated Price:	\$3,878,000
Valuated PPSF:	\$1,038

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:	130
Number of active listings for rent:	5
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

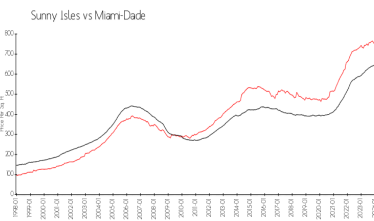
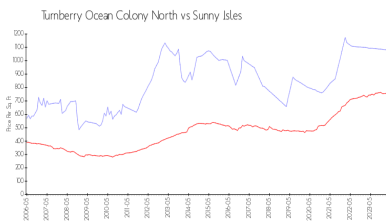
## Building Association Information

Turnberry Ocean Colony Condominium  
(305) 944-9588

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2104	3,735 sq ft	Apr 2024	\$4,165,000	\$1,115
3301	2,775 sq ft	Jan 2024	\$3,300,000	\$1,189
504	3,735 sq ft	Oct 2023	\$3,300,000	\$884
2102	2,235 sq ft	Sep 2023	\$2,000,000	\$895
902	2,245 sq ft	Aug 2023	\$2,280,000	\$1,016

## Market Information



Turnberry Ocean Colony North:	\$1080/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Turnberry Ocean Colony North  
Sunny Isles  
Miami-Dade

229 days  
114 days  
81 days