

Unit PH3604 - Turnberry Ocean Colony South

PH3604 - 16047 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11541560
Status:	Active
Size:	3,735 Sq ft.
Bedrooms:	4
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$8,300,000
List PPSF:	\$2,222
Valuated Price:	\$5,951,000
Valuated PPSF:	\$1,593

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

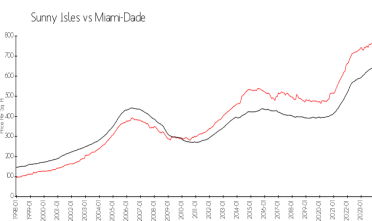
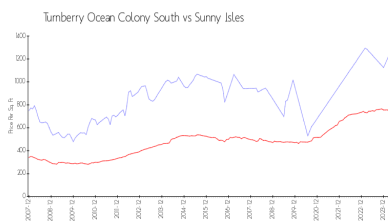
Building Association Information

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