

Unit 2001 - Turnberry Ocean Colony North

2001 - 16051 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

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|-----------------|------------------|
| MLS Number: | A11604152 |
| Status: | Closed |
| Size: | 2,775 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 4 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$3,550,000 |
| List PPSF: | \$1,279 |
| Valuated Price: | \$3,610,000 |
| Valuated PPSF: | \$1,301 |

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

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

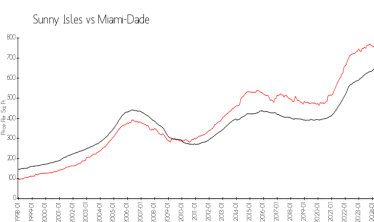
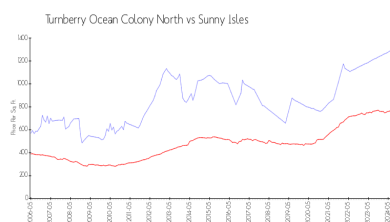
Building Association Information

Turnberry Ocean Colony Condominium
(305) 944-9588

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 2001 | 2,775 sq ft | Sep 2024 | \$3,380,000 | \$1,218 |
| 3103 | 3,480 sq ft | Sep 2024 | \$3,900,000 | \$1,121 |
| 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 |

Market Information



| | | | |
|-------------------------------|----------------|--------------|---------------|
| Turnberry Ocean Colony North: | \$1300/sq. ft. | Sunny Isles: | \$749/sq. ft. |
| Sunny Isles: | \$749/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|------------------------------|----|
| Turnberry Ocean Colony North | 4% |
| Sunny Isles | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------------|----------|
| Turnberry Ocean Colony North | 117 days |
| Sunny Isles | 116 days |
| Miami-Dade | 85 days |

