

Unit PH3604 - Turnberry Ocean Colony South

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

Unit Information

MLS Number:	A11631654
Status:	Active
Size:	3,735 Sq ft.
Bedrooms:	4
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$5,200,000
List PPSF:	\$1,392
Valuated Price:	\$5,750,000
Valuated PPSF:	\$1,539

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:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

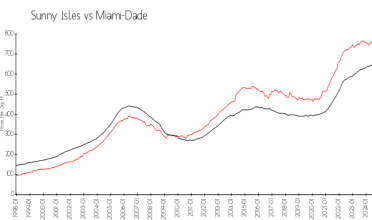
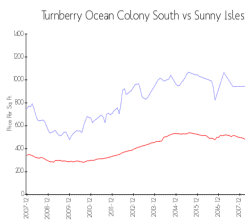
Building Association Information

Turnberry Ocean Colony Condominium
(305) 944-9506

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2202	2,245 sq ft	Dec 2024	\$2,600,000	\$1,158
2301	2,772 sq ft	Jun 2024	\$3,400,000	\$1,227
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

Market Information



Turnberry Ocean Colony South:	\$1229/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Turnberry Ocean Colony South	4%
Sunny Isles	7%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Turnberry Ocean Colony South	92 days
Sunny Isles	116 days
Miami-Dade	91 days

