

# Unit 2603 - Turnberry Ocean Colony South

2603 - 16047 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11915341
Status:	Active
Size:	3,480 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$4,399,000
List PPSF:	\$1,264
Valuated Price:	\$4,232,000
Valuated PPSF:	\$1,216

*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:	10
Building inventory for sale:	7%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

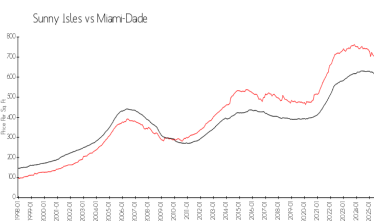
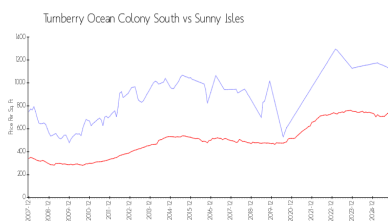
Turnberry Ocean Colony Condominium  
(305) 944-9506

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2101	2,772 sq ft	Dec 2025	\$3,000,000	\$1,082
PH3604	3,735 sq ft	Apr 2025	\$4,350,000	\$1,165
2002	2,245 sq ft	Mar 2025	\$2,450,000	\$1,091

## Market Information



Turnberry Ocean Colony South:	\$1121/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Turnberry Ocean Colony South	8%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Turnberry Ocean Colony South	85 days
Sunny Isles	113 days



