

Unit 704 - Triton Tower

704 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11567257 |
| Status: | Active |
| Size: | 566 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | Space Rented |
| View: | |
| List Price: | \$270,000 |
| List PPSF: | \$477 |
| Valuated Price: | \$241,000 |
| Valuated PPSF: | \$426 |

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: | 562 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 30 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 26 |
| Number of sales over the last 6 months: | 13 |
| Number of sales over the last 3 months: | 7 |

Building Association Information

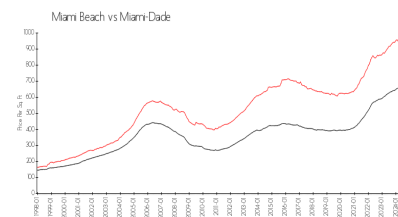
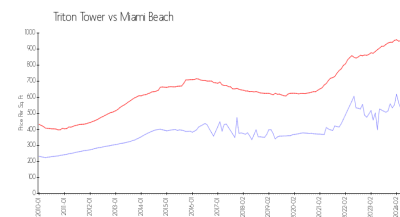
Triton Tower Condominium
 2899 Collins Avenue
 Miami Beach, FL 33140
 Management office ph: (305) 532-2416
 Management office fax: (305) 532-1518
 Front-Security desk ph: (305) 534-7926
 Office E-Mail: info@tritononthebeach.com

<http://tritononthebeach.com/contactus.html>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| PH H | 1,102 sq ft | Apr 2024 | \$595,000 | \$540 |
| 1131 | 518 sq ft | Apr 2024 | \$290,000 | \$560 |
| 425 | 600 sq ft | Mar 2024 | \$320,000 | \$533 |
| 1249 | 775 sq ft | Mar 2024 | \$565,000 | \$729 |
| 1034 | 566 sq ft | Feb 2024 | \$316,000 | \$558 |
| 642 | 518 sq ft | Feb 2024 | \$260,000 | \$502 |

Market Information



| | | | |
|---------------|---------------|--------------|---------------|
| Triton Tower: | \$530/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade: | \$698/sq. ft. |



Inventory for Sale

| | |
|--------------|----|
| Triton Tower | 5% |
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| Triton Tower | 58 days |
| Miami Beach | 98 days |
| Miami-Dade | 81 days |