

Unit 602 - Triton Tower

602 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

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|-----------------|------------------------------|
| MLS Number: | A11591813 |
| Status: | Active |
| Size: | 554 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | Covered Parking,Space Rented |
| View: | |
| List Price: | \$240,000 |
| List PPSF: | \$433 |
| Valuated Price: | \$216,000 |
| Valuated PPSF: | \$390 |

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: | 27 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 27 |
| Number of sales over the last 6 months: | 14 |
| Number of sales over the last 3 months: | 7 |

Building Association Information

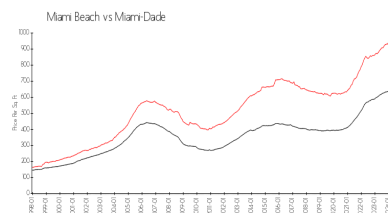
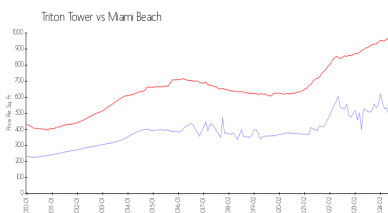
Triton Tower Condominium
 2899 Collins Avenue
 Miami Beach, FL 33140
 Management office ph: (305) 532-2416
 Management office fax: (305) 532-1518
 Front-Security desk ph: (305) 534-7926
 Office E-Mail:info@tritononthebeach.com

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 850 | 566 sq ft | Jun 2024 | \$270,000 | \$477 |
| 416 | 600 sq ft | Jun 2024 | \$200,000 | \$333 |
| 518 | 797 sq ft | Jun 2024 | \$400,000 | \$502 |
| 1212 | 1,286 sq ft | Jun 2024 | \$450,000 | \$350 |
| 1247 | 775 sq ft | May 2024 | \$600,000 | \$774 |
| 1135 | 726 sq ft | May 2024 | \$480,000 | \$661 |
| 1037 | 726 sq ft | May 2024 | \$400,000 | \$551 |

Market Information



| | | | |
|---------------|---------------|--------------|---------------|
| Triton Tower: | \$490/sq. ft. | Miami Beach: | \$954/sq. ft. |
| Miami Beach: | \$954/sq. ft. | Miami-Dade: | \$704/sq. ft. |



Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| Triton Tower | 57 days |
| Miami Beach | 99 days |
| Miami-Dade | 83 days |