

Unit 740 - Triton Tower

740 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11601035
Status:	Active
Size:	566 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Other Parking
View:	
List Price:	\$280,000
List PPSF:	\$495
Valuated Price:	\$235,000
Valuated PPSF:	\$415

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:	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

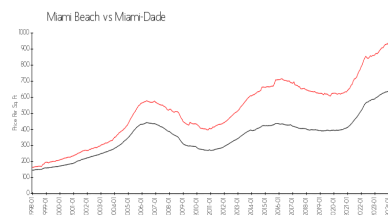
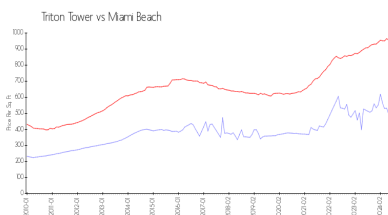
Triton Tower Condominium
 2899 Collins Avenue
 Miami Beach, FL 33140
 Management office ph: (305) 532-2416
 Management office fax: (305) 532-1518
 Front-Security desk ph: (305) 534-7926
 Office E-Mail: info@tritononthebeach.com

<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