

# Unit PH-A - Triton Tower

PH-A - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11622375  
 Status: Active  
 Size: 1,702 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$2,600,000  
 List PPSF: \$1,528  
 Valuated Price: \$788,000  
 Valuated PPSF: \$463

*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

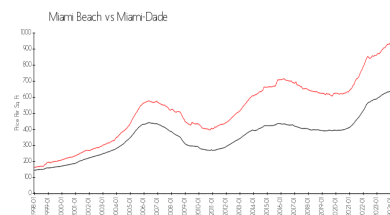
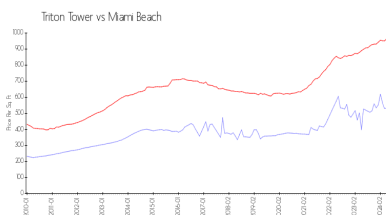
Triton Tower Condominium  
 2899 Collins Avenue  
 Miami Beach, FL 33140  
 Management office ph: (305) 532-2416  
 Management office fax: (305) 532-1518  
 Front-Security desk ph: (305) 534-7926  
 Office E-Mail: info@tritononthebeach.com

<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