

Unit 846 - Triton Tower

846 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11639986
 Status: Active
 Size: 726 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Space Rented
 View:
 List Price: \$315,000
 List PPSF: \$434
 Valuated Price: \$305,000
 Valuated PPSF: \$420

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: 33
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 27
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 6

Building Association Information

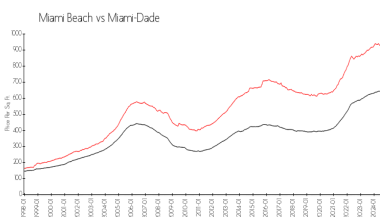
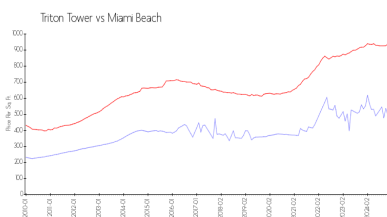
Triton Tower Condominium
 2899 Collins Avenue
 Miami Beach, FL 33140
 Management office ph: (305) 532-2416
 Management office fax: (305) 532-1518
 Front-Security desk ph: (305) 534-7926
 Office E-Mail: info@tritononthebeach.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
824	797 sq ft	Jan 2025	\$350,000	\$439
1147	775 sq ft	Dec 2024	\$420,000	\$542
405	726 sq ft	Dec 2024	\$300,000	\$413
744	566 sq ft	Dec 2024	\$247,500	\$437
1510	566 sq ft	Nov 2024	\$275,000	\$486
1433	566 sq ft	Nov 2024	\$345,000	\$610

Market Information



Triton Tower: \$490/sq. ft.
 Miami Beach: \$939/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Triton Tower 6%



Miami Beach	6%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Triton Tower	91 days
Miami Beach	104 days
Miami-Dade	91 days