

Unit 824 - Triton Tower

824 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	F10449423
Status:	Active
Size:	797 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Space Rented
View:	Other View
List Price:	\$390,000
List PPSF:	\$489
Valuated Price:	\$359,000
Valuated PPSF:	\$450

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:	26
Building inventory for sale:	4%
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:	5

Building Association Information

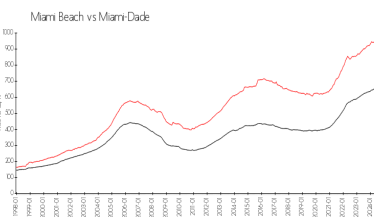
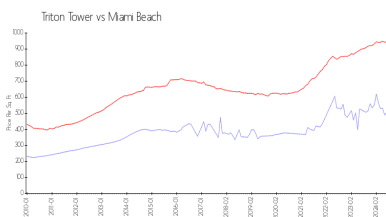
Triton Tower Condominium
 2899 Collins Avenue
 Miami Beach, FL 33140
 Management office ph: (305) 532-2416
 Management office fax: (305) 532-1518
 Front-Security desk ph: (305) 534-7926
 Office E-Mail:info@tritononthebeach.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
616	600 sq ft	Aug 2024	\$265,000	\$442
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

Market Information



Triton Tower:	\$526/sq. ft.	Miami Beach:	\$946/sq. ft.
Miami Beach:	\$946/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale



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

Avg. Time to Close Over Last 12 Months

Triton Tower	56 days
Miami Beach	101 days
Miami-Dade	84 days