

# Unit 503 - Triton Tower

503 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11470642
Status:	Active
Size:	775 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$399,000
List PPSF:	\$515
Valuated Price:	\$410,000
Valuated PPSF:	\$529

*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:	25
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	7

## Building Association Information

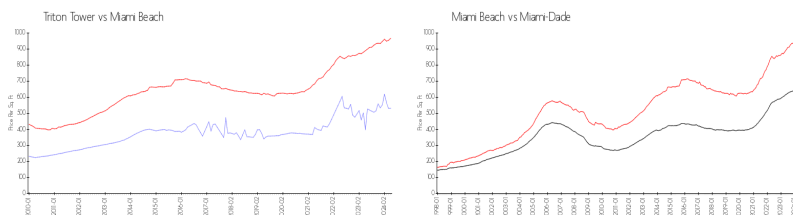
Triton Tower Condominium  
2899 Collins Avenue  
Miami Beach, FL 33140  
Management office ph: (305) 532-2416  
Management office fax: (305) 532-1518  
Front-Security desk ph: (305) 534-7926  
Office E-Mail:info@tritononthebeach.com

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1135	726 sq ft	May 2024	\$480,000	\$661
1037	726 sq ft	May 2024	\$400,000	\$551
PH H	1,102 sq ft	Apr 2024	\$595,000	\$540
1131	518 sq ft	Apr 2024	\$290,000	\$560
425	600 sq ft	Mar 2024	\$320,000	\$533
1249	775 sq ft	Mar 2024	\$565,000	\$729

## Market Information



Triton Tower:	\$531/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.



**Inventory for Sale**

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

**Avg. Time to Close Over Last 12 Months**

Triton Tower	52 days
Miami Beach	97 days
Miami-Dade	81 days