

Unit 612 - Triton Tower

612 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11508279
 Status: Active
 Size: 1,286 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Parking-Under Building,Space Rented,Valet Parking
 View:
 List Price: \$590,000
 List PPSF: \$459
 Valuated Price: \$572,000
 Valuated PPSF: \$445

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: 11
 Number of sales over the last 3 months: 6

Building Association Information

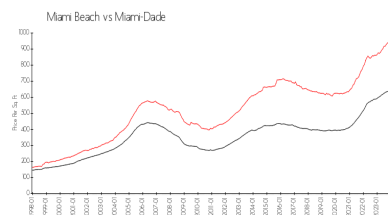
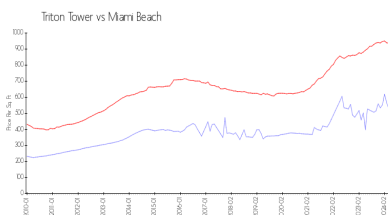
Triton Tower Condominium
 2899 Collins Avenue
 Miami Beach, FL 33140
 Management office ph: (305) 532-2416
 Management office fax: (305) 532-1518
 Front-Security desk ph: (305) 534-7926
 Office E-Mail:info@tritononthebeach.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1034	566 sq ft	Feb 2024	\$316,000	\$558
642	518 sq ft	Feb 2024	\$260,000	\$502

Market Information



Triton Tower: \$530/sq. ft.
 Miami Beach: \$937/sq. ft.
 Miami-Dade: \$694/sq. ft.



Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Triton Tower	58 days
Miami Beach	97 days
Miami-Dade	81 days