

# Unit 1638 - Triton Tower

1638 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11564788
Status:	Active
Size:	726 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$469,000
List PPSF:	\$646
Valuated Price:	\$356,000
Valuated PPSF:	\$490

*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:	30
Building inventory for sale:	5%
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:	7

## Building Association Information

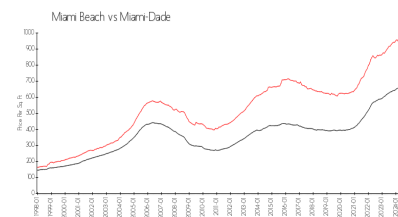
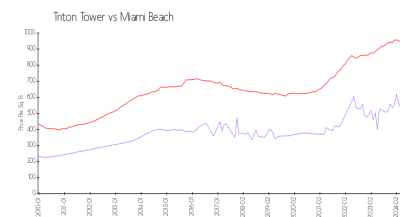
Triton Tower Condominium  
 2899 Collins Avenue  
 Miami Beach, FL 33140  
 Management office ph: (305) 532-2416  
 Management office fax: (305) 532-1518  
 Front-Security desk ph: (305) 534-7926  
 Office E-Mail:info@tritononthebeach.com

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/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	98 days
Miami-Dade	81 days