

# Unit 1531 - Triton Tower

1531 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11607551  
 Status: Active  
 Size: 518 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$324,000  
 List PPSF: \$625  
 Valuated Price: \$303,000  
 Valuated PPSF: \$585

*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: 27  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 7

## Building Association Information

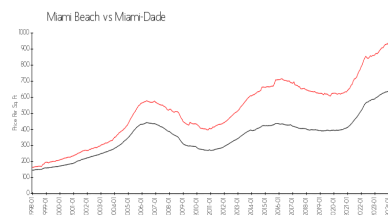
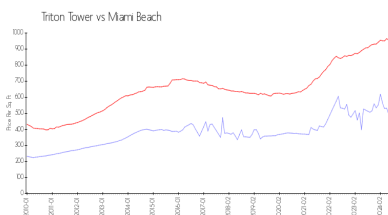
Triton Tower Condominium  
 2899 Collins Avenue  
 Miami Beach, FL 33140  
 Management office ph: (305) 532-2416  
 Management office fax: (305) 532-1518  
 Front-Security desk ph: (305) 534-7926  
 Office E-Mail: info@tritononthebeach.com

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 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 |
| 1247   | 775 sq ft   | May 2024     | \$600,000  | \$774 |
| 1135   | 726 sq ft   | May 2024     | \$480,000  | \$661 |
| 1037   | 726 sq ft   | May 2024     | \$400,000  | \$551 |

## Market Information



Triton Tower: \$490/sq. ft.  
 Miami Beach: \$954/sq. ft.

Miami Beach: \$954/sq. ft.  
 Miami-Dade: \$704/sq. ft.



## **Inventory for Sale**

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

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

|              |         |
|--------------|---------|
| Triton Tower | 57 days |
| Miami Beach  | 99 days |
| Miami-Dade   | 83 days |