

Unit 1638 - Triton Tower

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

Unit Information

MLS Number: A11664592
 Status: Active
 Size: 726 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking
 View:
 List Price: \$479,000
 List PPSF: \$660
 Valuated Price: \$367,000
 Valuated PPSF: \$506

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: 32
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 27
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 8

Building Association Information

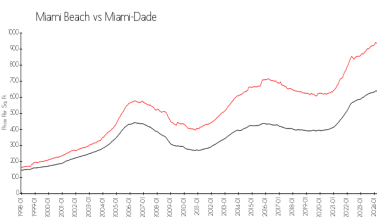
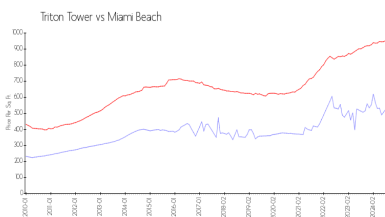
Triton Tower Condominium
 2899 Collins Avenue
 Miami Beach, FL 33140
 Management office ph: (305) 532-2416
 Management office fax: (305) 532-1518
 Front-Security desk ph: (305) 534-7926
 Office E-Mail:info@tritononthebeach.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1510	566 sq ft	Nov 2024	\$275,000	\$486
1433	566 sq ft	Nov 2024	\$345,000	\$610
1522	600 sq ft	Oct 2024	\$265,000	\$442
602	554 sq ft	Oct 2024	\$210,000	\$379
904	566 sq ft	Sep 2024	\$280,000	\$495
648	726 sq ft	Sep 2024	\$275,000	\$379
1226	600 sq ft	Sep 2024	\$340,000	\$567
1531	518 sq ft	Sep 2024	\$305,000	\$589

Market Information



Triton Tower: \$546/sq. ft. Miami Beach: \$951/sq. ft.
 Miami Beach: \$951/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale



Triton Tower	6%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Triton Tower	79 days
Miami Beach	102 days
Miami-Dade	87 days