

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

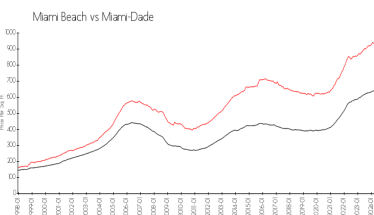
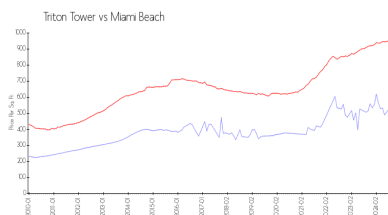
Triton Tower Condominium
 2899 Collins Avenue
 Miami Beach, FL 33140
 Management office ph: (305) 532-2416
 Management office fax: (305) 532-1518
 Front-Security desk ph: (305) 534-7926
 Office E-Mail:info@tritononthebeach.com

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

Recent Sales

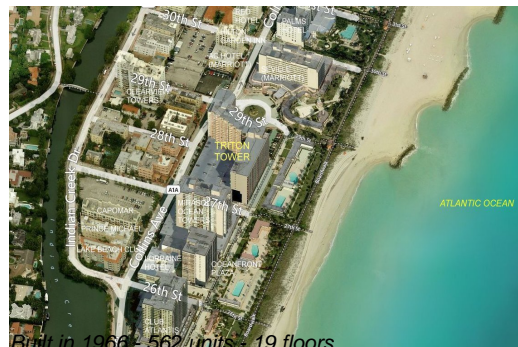
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 1510 | 566 sq ft | Nov 2024 | \$275,000 | \$486 |
| 1433 | 566 sq ft | Nov 2024 | \$345,000 | \$610 |
| 1522 | 600 sq ft | Oct 2024 | \$265,000 | \$442 |
| 602 | 554 sq ft | Oct 2024 | \$210,000 | \$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 |