

# Unit 645 - Triton Tower

645 - 2899 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11673889
Status:	Active
Size:	775 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Space Rented
View:	
List Price:	\$519,000
List PPSF:	\$670
Valuated Price:	\$461,000
Valuated PPSF:	\$595

*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:	31
Building inventory for sale:	5%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	15
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
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	81 days
Miami Beach	102 days
Miami-Dade	86 days