

Unit 2301 - Mirasol Ocean Towers

2301 - 2655 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11443276
 Status: Active
 Size: 1,645 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$999,000
 List PPSF: \$607
 Valuated Price: \$937,000
 Valuated PPSF: \$570

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: 251
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

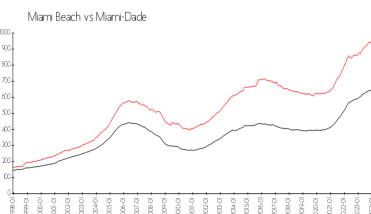
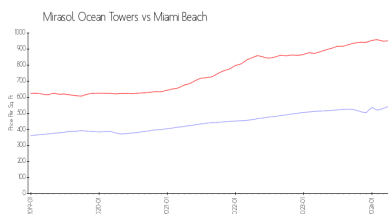
Building Association Information

Mirasol Ocean Towers
 Address: 2655 Collins Ave,
 Miami Beach, FL 33140
 Phone: +1 305-532-0526

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
911	1,645 sq ft	Feb 2024	\$1,130,000	\$687
2410	1,190 sq ft	Feb 2024	\$545,000	\$458
2412	1,645 sq ft	Jan 2024	\$1,200,000	\$729
PH2512	1,645 sq ft	Dec 2023	\$1,085,000	\$660
1103	1,190 sq ft	Oct 2023	\$550,000	\$462

Market Information



Mirasol Ocean Towers:	\$544/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Mirasol Ocean Towers 4%
 Miami Beach 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Mirasol Ocean Towers	105 days
Miami Beach	98 days
Miami-Dade	81 days