

# Unit 2512 - Mirasol Ocean Towers

2512 - 2655 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11545324  
 Status: Active  
 Size: 1,645 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,750,000  
 List PPSF: \$1,064  
 Valuated Price: \$1,229,000  
 Valuated PPSF: \$747

*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

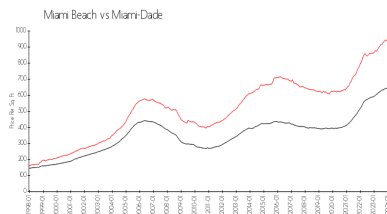
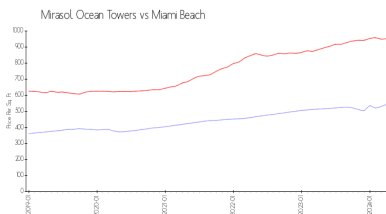
## Building Association Information

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