

# Unit 504 - Mirasol Ocean Towers

504 - 2655 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11604275
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$795,000
List PPSF:	\$668
Valuated Price:	\$463,000
Valuated PPSF:	\$389

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:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

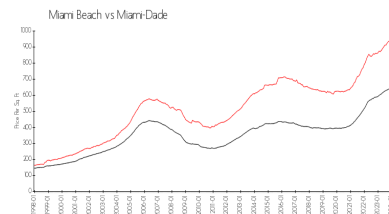
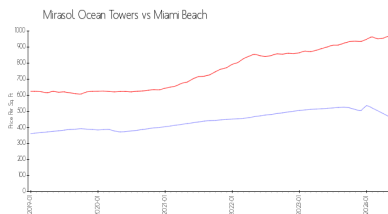
## Building Association Information

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:	\$467/sq. ft.	Miami Beach:	\$970/sq. ft.
Miami Beach:	\$970/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Mirasol Ocean Towers	5%
Miami Beach	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Mirasol Ocean Towers	65 days
Miami Beach	97 days
Miami-Dade	82 days