

Unit 504 - Mirasol Ocean Towers

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

Unit Information

MLS Number:	A11604275
Status:	Cancelled
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:	\$509,000
Valuated PPSF:	\$428

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:	12
Building inventory for sale:	4%
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

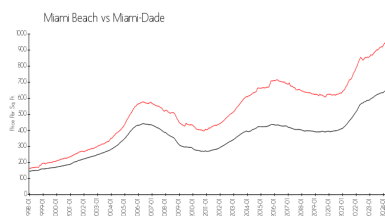
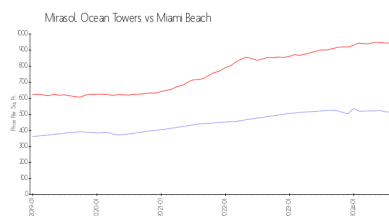
Building Association Information

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
2007	1,122 sq ft	Aug 2024	\$530,000	\$472
1512	1,645 sq ft	Jun 2024	\$1,250,000	\$760
1603	1,190 sq ft	Jun 2024	\$528,000	\$444
1210	1,190 sq ft	Jun 2024	\$508,100	\$427
911	1,645 sq ft	Feb 2024	\$1,130,000	\$687
2410	1,190 sq ft	Feb 2024	\$545,000	\$458

Market Information



Mirasol Ocean Towers:	\$512/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Mirasol Ocean Towers	81 days
Miami Beach	100 days
Miami-Dade	85 days