

Unit 2302 - Mirasol Ocean Towers

2302 - 2655 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11611042
 Status: Active
 Size: 1,645 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking,Parking-Under Building,Street Parking

View:
 List Price: \$1,350,000
 List PPSF: \$821
 Valuated Price: \$898,000
 Valuated PPSF: \$546

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: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

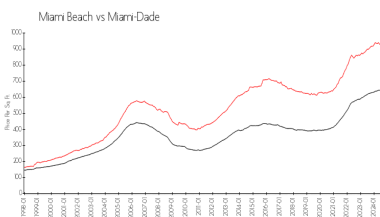
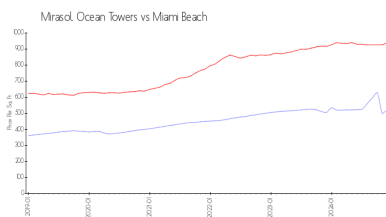
Building Association Information

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
708	1,122 sq ft	Dec 2024	\$500,000	\$446
905	1,122 sq ft	Nov 2024	\$450,000	\$401
1012	1,645 sq ft	Oct 2024	\$1,227,000	\$746
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

Market Information



Mirasol Ocean Towers:	\$521/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Mirasol Ocean Towers 5%
 Miami Beach 5%



Miami-Dade

5%

Avg. Time to Close Over Last 12 Months

Mirasol Ocean Towers

102 days

Miami Beach

104 days

Miami-Dade

91 days