

# Unit 2512 - Mirasol Ocean Towers

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

## Unit Information

MLS Number: A11686049  
 Status: Active  
 Size: 1,645 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,859,500  
 List PPSF: \$1,130  
 Valuated Price: \$1,178,000  
 Valuated PPSF: \$716

*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: 3

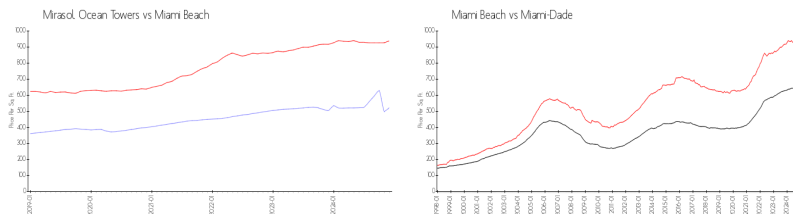
## Building Association Information

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	103 days
Miami-Dade	90 days