

Unit 802 - Mirasol Ocean Towers

802 - 2655 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11719728
Status:	Pending
Size:	1,645 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$989,000
List PPSF:	\$601
Valuated Price:	\$739,000
Valuated PPSF:	\$449

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:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

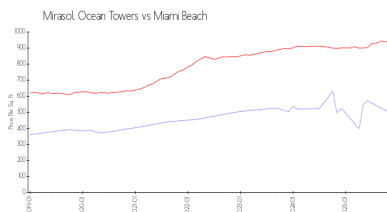
Mirasol Ocean Towers
Address: 2655 Collins Ave,
Miami Beach, FL 33140
Phone: +1 305-532-0526

<https://>

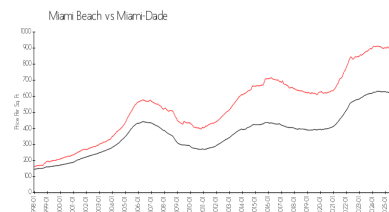
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1505	1,122 sq ft	Nov 2025	\$490,000	\$437
1405	1,122 sq ft	Sep 2025	\$482,000	\$430
2005	1,122 sq ft	Jun 2025	\$620,000	\$553
901	1,645 sq ft	May 2025	\$745,000	\$453
906	1,122 sq ft	May 2025	\$585,000	\$521

Market Information



Mirasol Ocean Towers:	\$498/sq. ft.
Miami Beach:	\$939/sq. ft.



Miami Beach:	\$939/sq. ft.
Miami-Dade:	\$668/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Mirasol Ocean Towers	74 days
Miami Beach	94 days
Miami-Dade	77 days