

# Unit 1502 - Mirasol Ocean Towers

1502 - 2655 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11898363
Status:	Active
Size:	1,645 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$849,000
List PPSF:	\$516
Valuated Price:	\$792,000
Valuated PPSF:	\$481

*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:	2
Number of sales over the last 3 months:	1

## Building Association Information

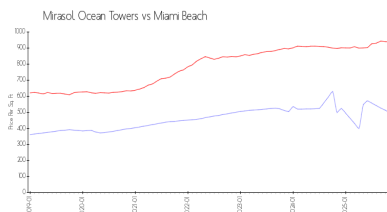
Mirasol Ocean Towers  
Address: 2655 Collins Ave,  
Miami Beach, FL 33140  
Phone: +1 305-532-0526

<https://>

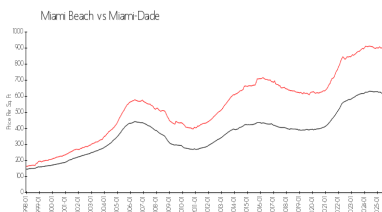
## Recent Sales

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