

# Unit 2506 - Mirasol Ocean Towers

2506 - 2655 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11918189  
Status: Active  
Size: 1,122 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 2  
Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Street Parking

View:  
List Price: \$3,299,000  
List PPSF: \$2,940  
Valuated Price: \$568,000  
Valuated PPSF: \$506

*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

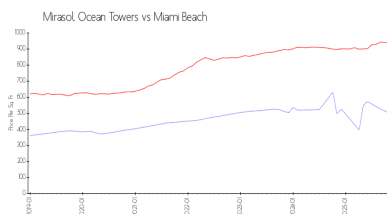
Mirasol Ocean Towers  
Address: 2655 Collins Ave,  
Miami Beach, FL 33140  
Phone: +1 305-532-0526

<https://>

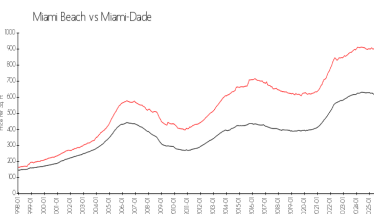
## Recent Sales

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%
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**Avg. Time to Close Over Last 12 Months**

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