

Unit 802 - Mirasol Ocean Towers

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

Unit Information

MLS Number: A11498000
 Status: Active
 Size: 1,645 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$1,100,000
 List PPSF: \$669
 Valuated Price: \$804,000
 Valuated PPSF: \$489

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: 11
 Building inventory for sale: 4%
 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: 0

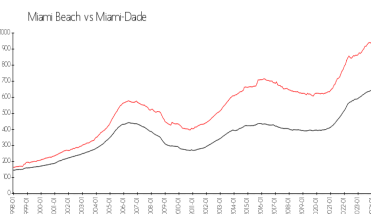
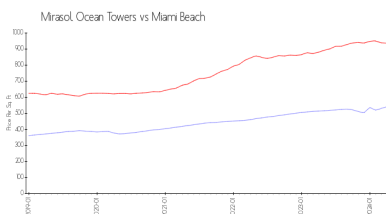
Building Association Information

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 |
|--------|-------------|--------------|-------------|-------|
| 911 | 1,645 sq ft | Feb 2024 | \$1,130,000 | \$687 |
| 2410 | 1,190 sq ft | Feb 2024 | \$545,000 | \$458 |
| 2412 | 1,645 sq ft | Jan 2024 | \$1,200,000 | \$729 |
| PH2512 | 1,645 sq ft | Dec 2023 | \$1,085,000 | \$660 |
| 1103 | 1,190 sq ft | Oct 2023 | \$550,000 | \$462 |

Market Information



| | | | |
|-----------------------|---------------|--------------|---------------|
| Mirasol Ocean Towers: | \$541/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

Mirasol Ocean Towers 4%
 Miami Beach 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

| | |
|----------------------|----------|
| Mirasol Ocean Towers | 105 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |