

Unit 806 - La Gorce

806 - 6301 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11369607
 Status: Active
 Size: 1,220 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$800,000
 List PPSF: \$656
 Valuated Price: \$787,000
 Valuated PPSF: \$645

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: 207
 Number of active listings for rent: 5
 Number of active listings for sale: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

Building Association Information

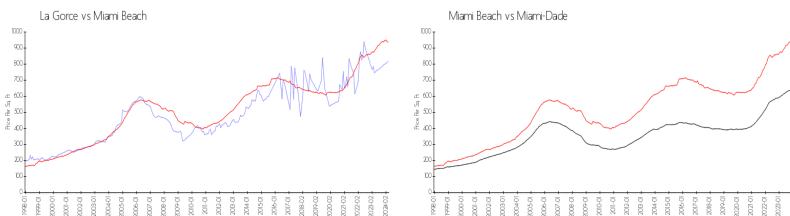
La Gorce Condominium
 (305) 867-1665

<http://lagorcepalace.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1108 | 1,250 sq ft | May 2024 | \$1,100,000 | \$880 |
| 2007 | 1,340 sq ft | May 2024 | \$820,000 | \$612 |
| 1704 | 940 sq ft | Mar 2024 | \$740,000 | \$787 |
| 2106 | 1,220 sq ft | Mar 2024 | \$775,000 | \$635 |
| 1802 | 1,400 sq ft | Dec 2023 | \$1,450,000 | \$1,036 |
| 1003 | 1,700 sq ft | Dec 2023 | \$1,530,000 | \$900 |

Market Information



La Gorce: \$817/sq. ft.
 Miami Beach: \$937/sq. ft.
 Miami-Dade: \$695/sq. ft.

Inventory for Sale

La Gorce: 5%
 Miami Beach: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| La Gorce | 121 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |