

# Unit 2604 - La Gorce

2604 - 6301 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11571331  
 Status: Active  
 Size: 940 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$760,000  
 List PPSF: \$809  
 Valuated Price: \$798,000  
 Valuated PPSF: \$849

*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: 11  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

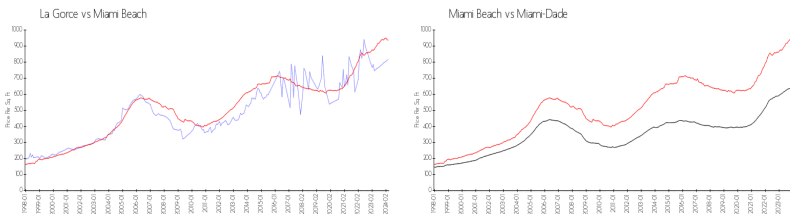
La Gorce Condominium  
 (305) 867-1665

<http://lagorcepalace.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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 Beach: \$937/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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



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

La Gorce	126 days
Miami Beach	97 days
Miami-Dade	81 days