

# 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:	\$794,000
Valuated PPSF:	\$845

*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

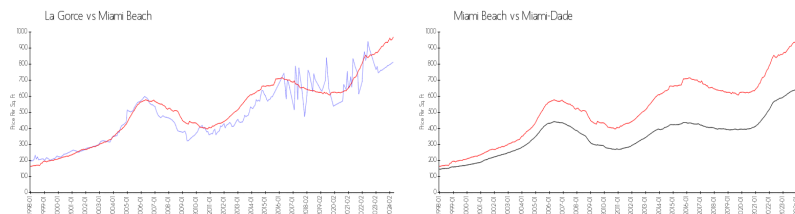
La Gorce Condominium  
(305) 867-1665

<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:	\$813/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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



Built in 1995 - 207 units - 33 floors

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

La Gorce	125 days
Miami Beach	97 days
Miami-Dade	81 days