

Unit 1001 - La Gorce

1001 - 6301 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11320946
Status:	Pending
Size:	1,690 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$1,595,000
List PPSF:	\$944
Valuated Price:	\$1,431,000
Valuated PPSF:	\$847

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:	4
Number of sales over the last 3 months:	2

Building Association Information

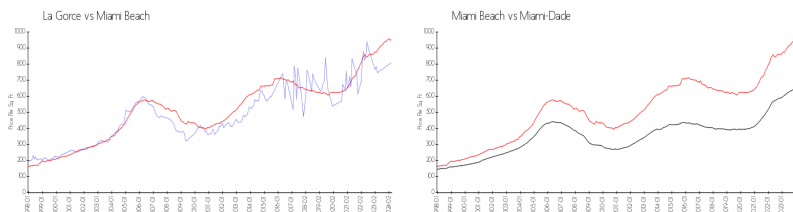
La Gorce Condominium
(305) 867-1665

<http://lagorcepalace.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1007	1,340 sq ft	Oct 2023	\$675,000	\$504
1608	1,250 sq ft	Oct 2023	\$1,080,000	\$864

Market Information



La Gorce:	\$808/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

La Gorce	132 days
Miami Beach	98 days
Miami-Dade	81 days