

# Unit 1103 - La Gorce

1103 - 6301 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11530412  
 Status: Active  
 Size: 1,700 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,600,000  
 List PPSF: \$941  
 Valuated Price: \$1,230,000  
 Valuated PPSF: \$724

*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

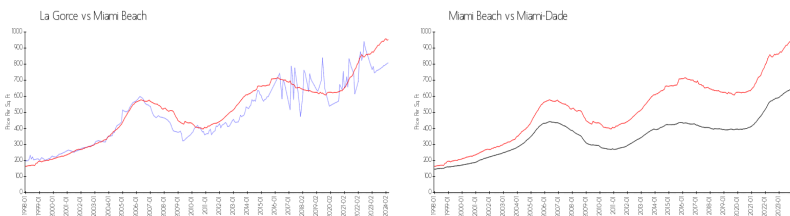
La Gorce Condominium  
 (305) 867-1665

<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