

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: \$790,000
 Valuated PPSF: \$840

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

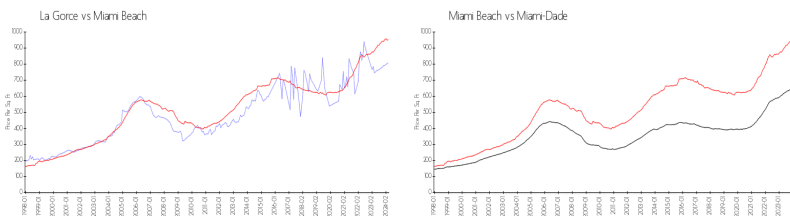
La Gorce Condominium
 (305) 867-1665

<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.

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 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