

# Unit 2603 - La Gorce

2603 - 6301 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11614884  
 Status: Active  
 Size: 1,700 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$6,500  
 List PPSF: \$4  
 Valuated Price: \$1,502,000  
 Valuated PPSF: \$884

*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

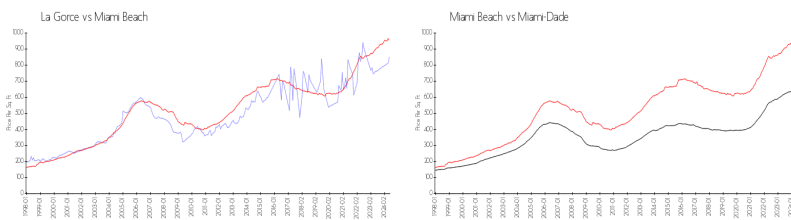
Number of units: 207  
 Number of active listings for rent: 5  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

La Gorce Condominium  
 (305) 867-1665

<http://lagorcepalace.com/>

## Market Information



La Gorce:	\$850/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

La Gorce 142 days  
 Miami Beach 99 days  
 Miami-Dade 83 days

