

# Unit 2803 - La Gorce

2803 - 6301 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11674757  
 Status: Active  
 Size: 1,700 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View: Intracoastal View, Ocean View  
 Rental Price: \$8,500  
 List PPSF: \$5  
 Valuated Price: \$1,474,000  
 Valuated PPSF: \$867

*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

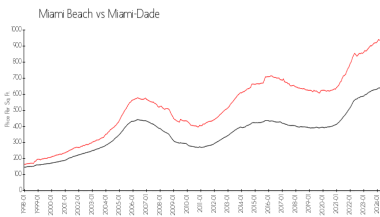
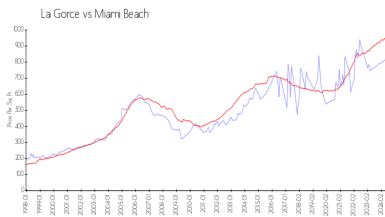
Number of units: 207  
 Number of active listings for rent: 5  
 Number of active listings for sale: 14  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

La Gorce Condominium  
 (305) 867-1665

<http://lagorcepalace.com/>

## Market Information



La Gorce:	\$818/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

La Gorce: 7%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

La Gorce: 124 days  
 Miami Beach: 102 days  
 Miami-Dade: 86 days

