

# Unit 806 - La Gorce

806 - 6301 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11694369
Status:	Active
Size:	1,220 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$795,000
List PPSF:	\$652
Valuated Price:	\$788,000
Valuated PPSF:	\$646

*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:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

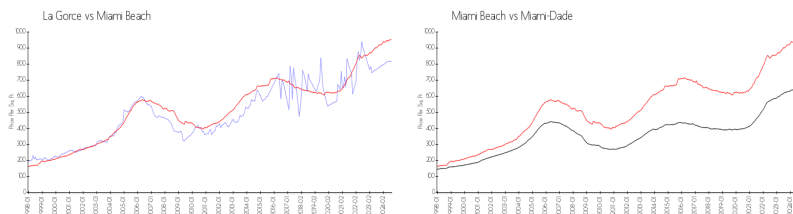
La Gorce Condominium  
(305) 867-1665

<http://lagorcepalace.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2206	1,220 sq ft	Oct 2024	\$1,100,000	\$902
1103	1,700 sq ft	Sep 2024	\$1,245,000	\$732
1108	1,250 sq ft	May 2024	\$1,100,000	\$880
2007	1,340 sq ft	May 2024	\$820,000	\$612
1704	940 sq ft	Mar 2024	\$740,000	\$787
2106	1,220 sq ft	Mar 2024	\$775,000	\$635
1408	1,250 sq ft	Mar 2024	\$985,000	\$788

## 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	119 days
Miami Beach	102 days
Miami-Dade	87 days