

# 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

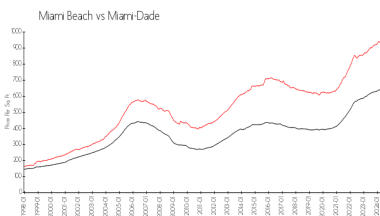
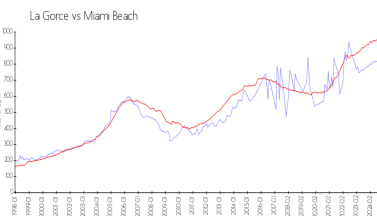
La Gorce Condominium  
 (305) 867-1665

<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