

# Unit 3101 - La Gorce

3101 - 6301 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11695295  
 Status: Active  
 Size: 1,690 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$2,049,000  
 List PPSF: \$1,212  
 Valuated Price: \$1,865,000  
 Valuated PPSF: \$1,104

*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: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

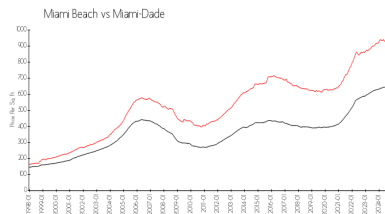
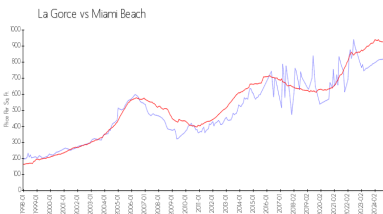
La Gorce Condominium  
 (305) 867-1665

<http://lagorcepalace.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1407	1,340 sq ft	Jan 2025	\$920,000	\$687
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

## Market Information



La Gorce: \$855/sq. ft.      Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



La Gorce  
Miami Beach  
Miami-Dade

100 days  
103 days  
90 days