



La Gorce Palace

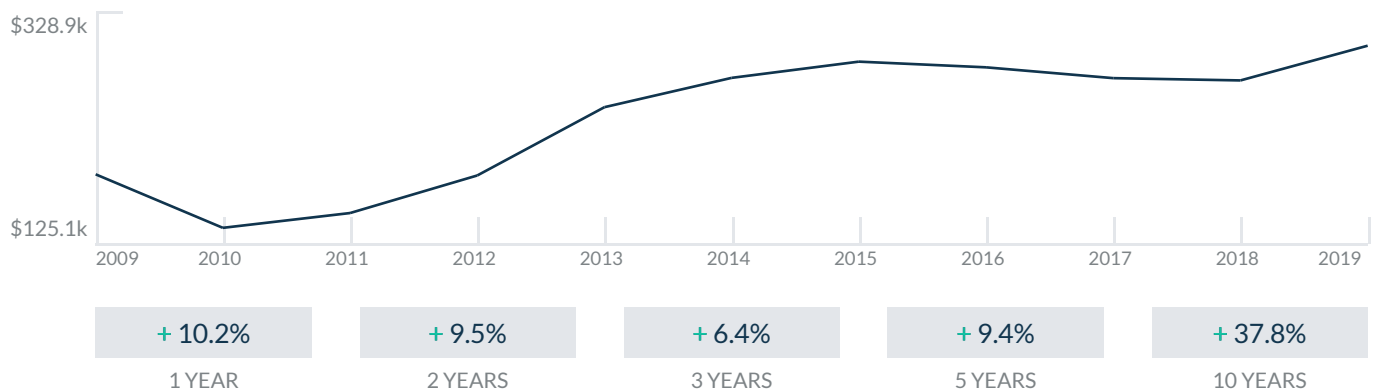
6301 Collins Ave
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on La Gorce Palace in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website lagorcepalacecondosforsale.com.

Property Stats

POSTAL CODE 33141

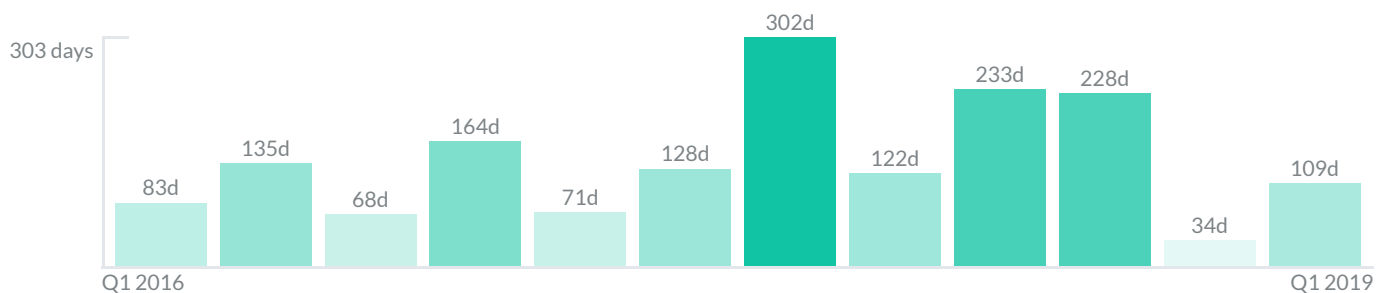
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL
Mater Academy Miami Beach
8/10

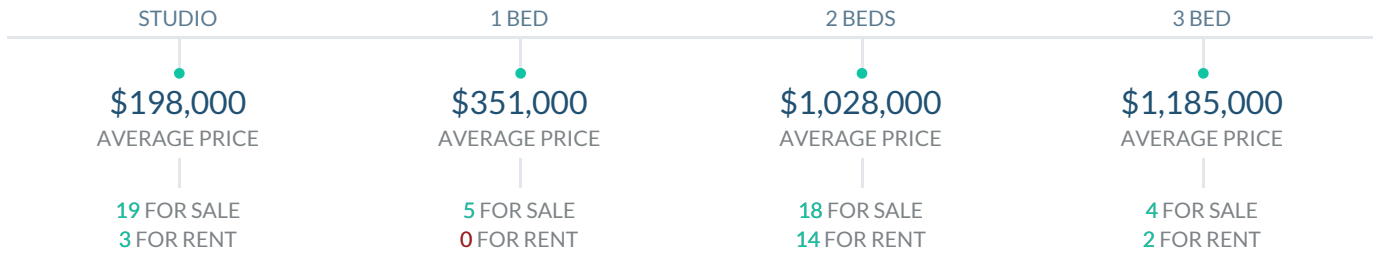
MIDDLE SCHOOL
Miami Arts Charter School
10/10

HIGH SCHOOL
Design & Architecture Senior High School
10/10

Insights

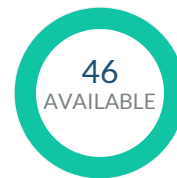
IN LA GORCE PALACE

Below the average listing prices of available unit per property type.



-405.1% to 6%
CAP RATE
Yearly net income when rent

1%
NEGOTIABILITY
What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for La Gorce Palace



\$1,200



UNIT 624

RENTED | APR 2019



\$2,500



UNIT 1206

RENTED | NOV 2018



\$890,000



UNIT 801

SOLD | AUG 2018



\$3,050



UNIT 1906

RENTED | OCT 2017

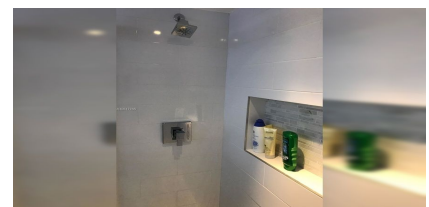


\$890,000



UNIT 2507

SOLD | AUG 2016



\$1,250,000



UNIT 1002

SOLD | AUG 2018

Sold

LAST 20 PROPERTIES SOLD IN LA GORCE PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2507	\$890,000	2/2	\$593.3	1,500	Mar 2019	50
1002	\$1,250,000	2/2	\$892.9	1,400	Mar 2019	171
2502	\$1,100,000	2/2	\$785.7	1,400	Feb 2019	23
2305	\$1,240,000	2/2	\$861.1	1,440	Feb 2019	298
804	\$421,800	1/1	\$448.7	940	Feb 2019	4
2908	\$699,900	2/2	\$559.9	1,250	Oct 2018	34
1102	\$950,000	2/2	\$678.6	1,400	Aug 2018	60
2707	\$975,000	2/2	\$650.0	1,500	Jul 2018	440
3106	\$725,000	2/2	\$594.3	1,220	Jul 2018	161
1808	\$799,000	2/2	\$570.7	1,400	Jul 2018	250
LPH2	\$1,150,000	2/2	\$821.4	1,400	Jun 2018	73
1501	\$1,349,000	3/3	\$798.2	1,690	Jun 2018	551
902	\$930,000	2/2	\$664.3	1,400	Jun 2018	168
PH1-2	\$2,980,000	3/3	\$779.1	3,825	Jun 2018	10
1605	\$699,900	2/2	\$486.0	1,440	Apr 2018	207
2505	\$1,350,000	2/2	\$937.5	1,440	Apr 2018	391
PH3	\$1,699,000	2/2	\$745.2	2,280	Mar 2018	124
1208	\$749,000	2/2	\$599.2	1,250	Feb 2018	71
1507	\$679,000	2/2	\$506.7	1,340	Feb 2018	172
803	\$750,000	3/2	\$441.2	1,700	Dec 2017	386

Rented

LAST 20 PROPERTIES RENTED IN LA GORCE PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1906	\$3,050	2/2	\$2.3	1,300	Apr 2019	530
1506	\$3,800	2/2	\$3.1	1,220	Mar 2019	114
2003	\$4,940	3/2	\$2.9	1,700	Mar 2019	30
1706	\$3,000	2/2	\$2.5	1,220	Feb 2019	195
2805	\$3,000	2/2	\$2.1	1,440	Jan 2019	189
908	\$3,980	2/2	\$2.7	1,500	Nov 2018	133
2804	\$2,900	1/1	\$3.1	940	Aug 2018	21
1203	\$4,200	3/2	\$2.1	2,000	Aug 2018	96
805	\$3,500	2/2	\$2.4	1,440	Jun 2018	35
1601	\$4,950	3/3	\$2.9	1,700	Jun 2018	224
2905	\$4,500	2/2	\$3.1	1,440	May 2018	66
908	\$4,200	2/2	\$2.8	1,500	Mar 2018	152
2002	\$4,500	2/2	\$3.2	1,400	Feb 2018	46
2207	\$4,200	2/2	\$3.1	1,340	Jan 2018	153
2803	\$4,300	2/2	\$2.5	1,700	Dec 2017	79
2401	\$4,800	3/3	\$2.8	1,690	Nov 2017	28
PH1-2	\$9,900	3/3	\$2.6	3,825	Nov 2017	99
1706	\$3,300	2/2	\$2.7	1,220	Oct 2017	70
2908	\$2,750	2/2	\$2.2	1,250	Oct 2017	94
2604	\$3,100	1/1	\$3.3	940	Sep 2017	47

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-27	\$229,900	0/1	\$707.4	325	Dec 2017	ANGELICA & J...
PH-30	\$212,000	0/1	\$642.4	330	Dec 2018	N/A
CU-32	\$40,000	0/1	\$333.3	120	Feb 2019	N/A
LPH7	\$1,049,000	2/2	\$782.8	1340	Apr 2019	N/A
LPH5	\$4,285/mth	2/2	\$3.0	1440	Apr 2019	N/A
423	\$205,000	0/1	\$630.8	325	Jul 2018	N/A
440	\$229,000	0/1	\$654.3	350	Sep 2018	N/A
602	\$225,000	0/1	N/A	N/A	Aug 2018	LORENA VAR...
603	\$1,300/mth	0/1	\$3.9	330	Mar 2019	N/A
603	\$210,000	0/1	\$636.4	330	Mar 2019	N/A
615	\$199,000	1/1	\$576.8	345	Feb 2019	N/A
620	\$211,900	1/1	\$605.4	350	Apr 2019	N/A
624	\$205,000	0/1	\$621.2	330	Sep 2018	N/A
641	\$190,641	0/0	\$544.7	350	Dec 2018	N/A
703	\$212,500	0/0	\$643.9	330	Feb 2019	N/A
706	\$210,000	0/1	\$636.4	330	Feb 2019	N/A
724	\$205,000	0/1	\$621.2	330	Jul 2018	N/A
732	\$265,000	1/1	\$616.3	430	Apr 2019	N/A
742	\$200,000	0/1	\$555.6	360	Mar 2019	N/A
803	\$945,000	3/2	\$555.9	1700	Jan 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
807	\$1,600/mth	0/1	\$4.8	330	Mar 2019	N/A
811	\$210,000	0/0	\$636.4	330	Apr 2019	N/A
816	\$189,999	0/1	\$550.7	345	Sep 2018	N/A
819	\$189,000	0/0	\$540.0	350	Mar 2019	N/A
834	\$1,200/mth	0/1	\$3.5	345	Apr 2019	N/A
901	\$220,400	0/1	\$667.9	330	Jan 2019	N/A
904	\$480,000	1/1	\$510.6	940	Mar 2018	REINALDO PO...
907	\$619,000	2/2	\$461.9	1340	Aug 2018	JAMES WINZEY
924	\$190,500	0/1	\$577.3	330	Oct 2018	N/A
927	\$195,927	0/0	\$602.9	325	Apr 2019	N/A
1207	\$4,300/mth	2/2	\$3.2	1340	Aug 2018	TIKAM SUJAN
1402	\$5,480/mth	2/2	\$3.7	1500	Mar 2016	N/A
1407	\$669,000	2/2	\$499.3	1340	Oct 2018	N/A
1601	\$5,500/mth	3/3	\$3.2	1700	May 2019	N/A
1606	\$692,000	2/2	\$567.2	1220	Mar 2018	ADOLFO ANG...
1702	\$1,390,000	2/2	\$992.9	1400	Apr 2019	N/A
1703	\$1,250,000	3/2	\$735.3	1700	Feb 2019	N/A
1704	\$599,000	1/1	\$637.2	940	Dec 2018	N/A
1805	\$1,350,000	2/2	\$937.5	1440	Dec 2015	N/A
1905	\$975,500	2/2	\$677.4	1440	Jan 2017	BARRY W SIL...

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2005	\$985,000	2/2	\$684.0	1440	Feb 2019	N/A
2006	\$3,600/mth	2/2	\$3.0	1220	Oct 2018	N/A
2102	\$6,500/mth	2/2	\$4.6	1400	Apr 2017	ZENGKAI DAI
2103	\$7,500/mth	2/2	\$4.4	1700	Feb 2019	N/A
2106	\$785,000	2/2	\$643.4	1220	Feb 2019	N/A
2107	\$1,250,000	2/2	\$932.8	1340	Jan 2019	N/A
2202	\$1,100,000	2/2	\$785.7	1400	Mar 2019	N/A
2208	\$3,995/mth	2/2	\$3.2	1250	Feb 2019	N/A
2406	\$770,000	2/2	\$631.1	1220	May 2018	N/A
2601	\$1,250,000	3/3	\$739.6	1690	Aug 2018	ANTONIO E L...
2601	\$5,500/mth	3/3	\$3.3	1690	Mar 2019	N/A
2606	\$6,000/mth	2/2	\$4.9	1220	Sep 2015	N/A
2607	\$4,000/mth	2/2	\$3.0	1340	May 2018	ANDREA DAV...
2607	\$854,000	2/2	\$569.3	1500	Aug 2018	ANDREA DAV...
2701	\$1,690,000	2/2	\$1,000.0	1690	Feb 2019	N/A
2702	\$1,450,000	2/2	\$1,035.7	1400	Apr 2017	N/A
2706	\$6,000/mth	2/2	\$4.9	1220	Apr 2014	N/A
2708	\$4,220/mth	2/2	\$3.0	1400	Apr 2016	FAUSTO LUPE...
2708	\$980,000	2/2	\$753.8	1300	Apr 2016	FAUSTO LUPE...
2902	\$4,500/mth	2/2	\$3.2	1400	Jan 2019	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3006	\$6,000/mth	2/2	\$4.9	1220	May 2016	N/A
3101	\$1,295,000	3/3	\$761.8	1700	Feb 2015	ADOLFO ANG...
3107	\$895,000	2/2	\$667.9	1340	Jun 2017	N/A
3207	\$995,000	2/2	\$742.5	1340	Feb 2019	N/A
3207	\$4,100/mth	2/2	\$3.1	1340	Mar 2019	N/A