

# Unit 2900 - Latitude

2900 - 185 SW 7 St, Miami, FL, Miami-Dade 33130



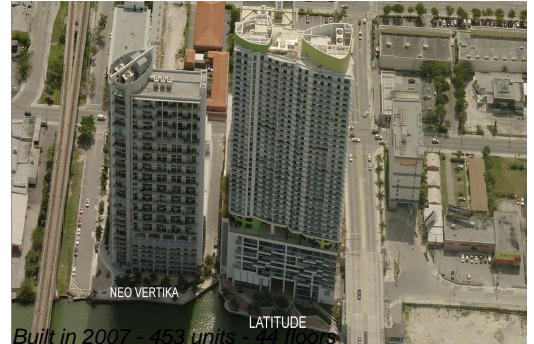
## Unit Information

MLS Number: A11526125  
 Status: Active  
 Size: 580 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$355,000  
 List PPSF: \$612  
 Valuated Price: \$358,000  
 Valuated PPSF: \$617

*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: 452  
 Number of active listings for rent: 21  
 Number of active listings for sale: 11  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3



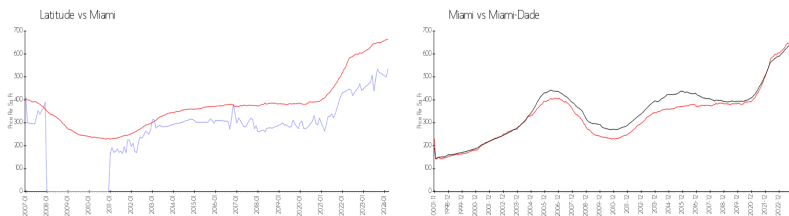
## Building Association Information

Latitude administrative Office  
 (305) 358-1134

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 4312   | 1,300 sq ft | Apr 2024     | \$621,000  | \$478 |
| 3714   | 789 sq ft   | Feb 2024     | \$435,000  | \$551 |
| 2109   | 1,179 sq ft | Feb 2024     | \$560,000  | \$475 |
| 2206   | 451 sq ft   | Nov 2023     | \$325,000  | \$721 |
| 2301   | 1,310 sq ft | Nov 2023     | \$560,000  | \$427 |

## Market Information



Latitude: \$535/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Latitude: 2%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| Latitude   | 35 days |
| Miami      | 84 days |
| Miami-Dade | 81 days |