

Unit 3806 - Latitude

3806 - 185 SW 7 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11568065
 Status: Active
 Size: 451 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$340,000
 List PPSF: \$754
 Valuated Price: \$288,000
 Valuated PPSF: \$639

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: 12
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

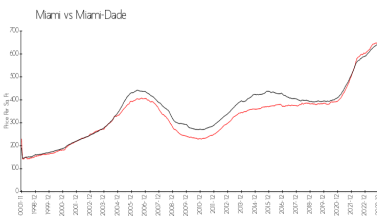
Building Association Information

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

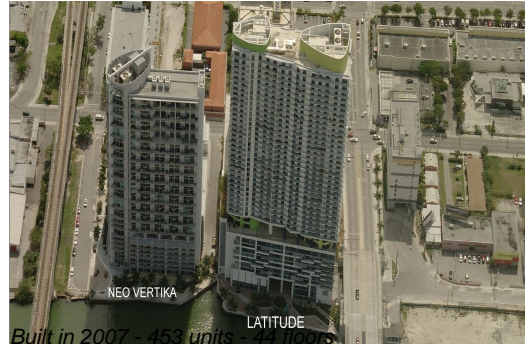


Latitude: \$530/sq. ft. Miami: \$669/sq. ft.
 Miami: \$669/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

Latitude 3%
 Miami 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



| | |
|------------|---------|
| Latitude | 36 days |
| Miami | 84 days |
| Miami-Dade | 81 days |