

# 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:	\$269,000
Valuated PPSF:	\$596

*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:	13
Building inventory for sale:	2%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

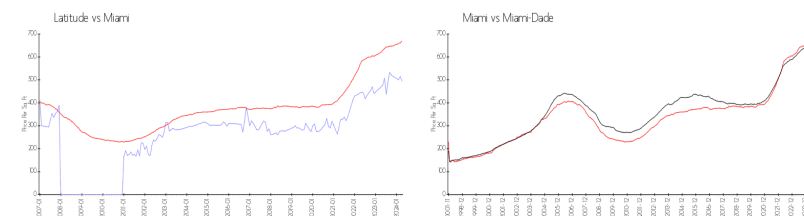
## Building Association Information

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:	\$495/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$695/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