

Unit 1609 - Latitude

1609 - 185 SW 7 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11601852
Status:	Active Under Contract
Size:	1,179 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$699,000
List PPSF:	\$593
Valuated Price:	\$526,000
Valuated PPSF:	\$446

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:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

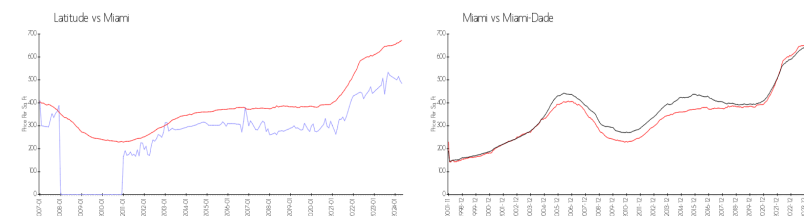
Building Association Information

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

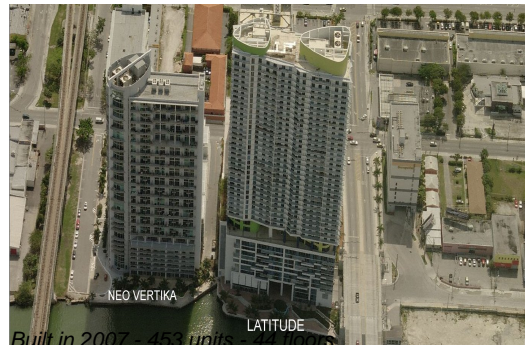


Latitude:	\$484/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Latitude	3%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Latitude	40 days
Miami	83 days
Miami-Dade	82 days