

# Unit 3408 - Latitude

3408 - 185 SW 7 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11621383  
 Status: Active  
 Size: 783 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$441,000  
 List PPSF: \$563  
 Valuated Price: \$391,000  
 Valuated PPSF: \$499

*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: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

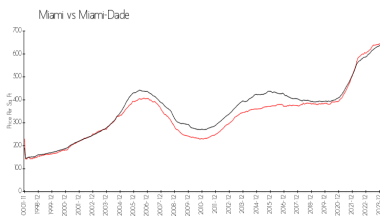
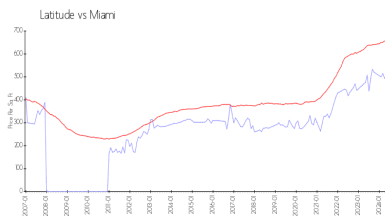
## Building Association Information

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

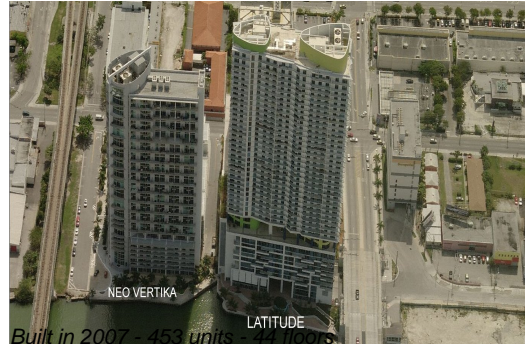


Latitude: \$477/sq. ft.      Miami: \$645/sq. ft.  
 Miami: \$645/sq. ft.      Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Latitude 3%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Latitude	38 days
Miami	84 days
Miami-Dade	83 days