

Unit 1600 - Latitude

1600 - 185 SW 7 St, Miami, FL, Miami-Dade 33130



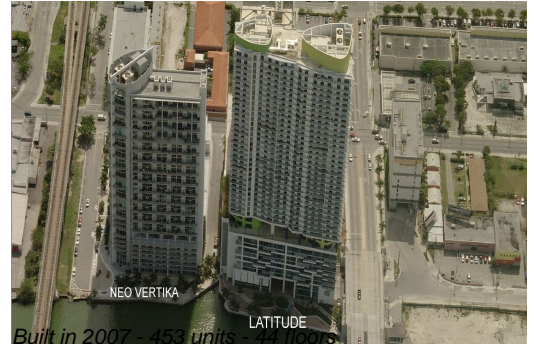
Unit Information

MLS Number: A11623333
 Status: Active
 Size: 580 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$350,000
 List PPSF: \$603
 Valuated Price: \$281,000
 Valuated PPSF: \$484

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



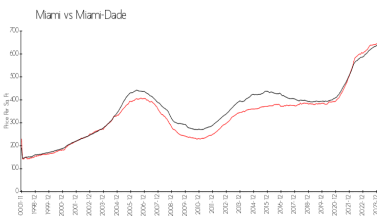
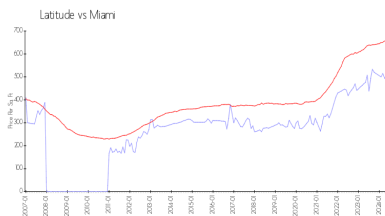
Building Association Information

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