

Unit 3408 - Latitude

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

Unit Information

MLS Number: A11671629
 Status: Active
 Size: 783 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$490,000
 List PPSF: \$626
 Valuated Price: \$398,000
 Valuated PPSF: \$508

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: 14
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

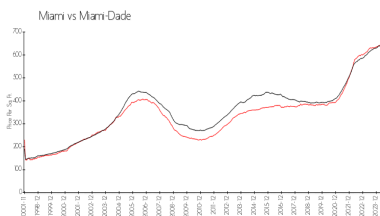
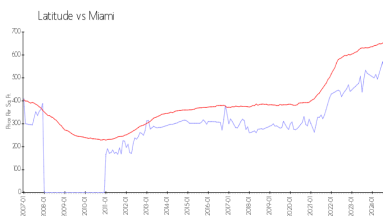
Building Association Information

Latitude administrative Office
 (305) 358-1134

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2900 | 580 sq ft | Oct 2024 | \$337,000 | \$581 |
| 3408 | 783 sq ft | Sep 2024 | \$42,000 | \$54 |
| 4109 | 1,179 sq ft | Aug 2024 | \$615,000 | \$522 |
| 1609 | 1,179 sq ft | Aug 2024 | \$655,000 | \$556 |
| 1403 | 1,290 sq ft | Jul 2024 | \$597,500 | \$463 |

Market Information



Latitude: \$485/sq. ft. Miami: \$642/sq. ft.
 Miami: \$642/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Latitude: 3%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Latitude: 55 days
 Miami: 86 days
 Miami-Dade: 86 days

