

# Unit 3111 - Latitude

3111 - 185 SW 7 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11710860  
 Status: Active  
 Size: 1,486 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View:  
 List Price: \$772,222  
 List PPSF: \$520  
 Valuated Price: \$819,000  
 Valuated PPSF: \$551

*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: 23  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

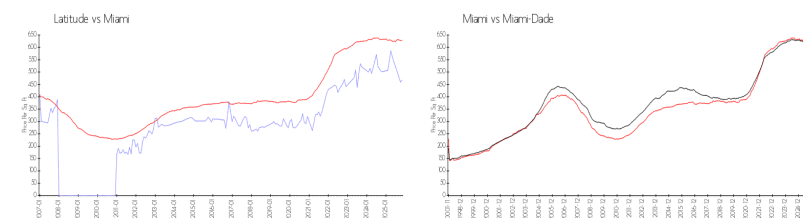
Latitude administrative Office  
 (305) 358-1134

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1600	580 sq ft	Nov 2025	\$330,000	\$569
4012	1,300 sq ft	Oct 2025	\$560,000	\$431
3811	1,486 sq ft	Jul 2025	\$750,000	\$505
1501	1,310 sq ft	Apr 2025	\$595,000	\$454
1414	789 sq ft	Mar 2025	\$380,000	\$482

## Market Information



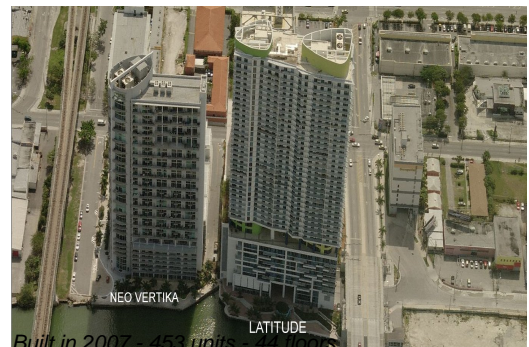
Latitude:	\$468/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Latitude	5%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Latitude	53 days
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Miami  
Miami-Dade

70 days  
77 days