

# Unit 1600 - Latitude

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



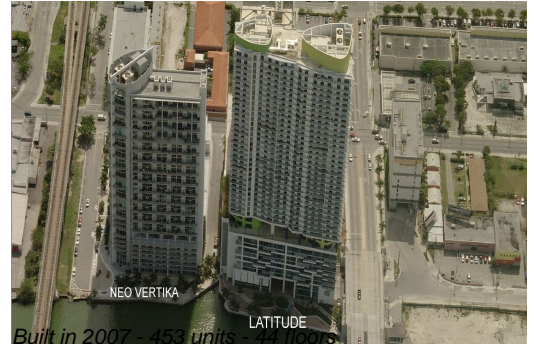
## Unit Information

MLS Number: A11575282  
 Status: Active  
 Size: 580 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$341,000  
 List PPSF: \$588  
 Valuated Price: \$291,000  
 Valuated PPSF: \$502

*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: 13  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2



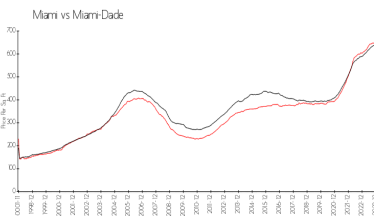
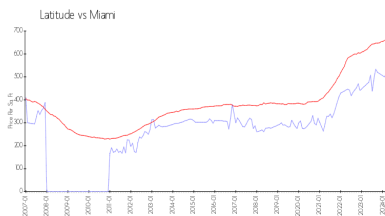
## Building Association Information

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: \$495/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Latitude	36 days
Miami	84 days
Miami-Dade	81 days