

# Unit 304 - Wind

304 - 350 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11538313
Status:	Active
Size:	1,148 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$475,000
List PPSF:	\$414
Valuated Price:	\$599,000
Valuated PPSF:	\$522

*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:	488
Number of active listings for rent:	28
Number of active listings for sale:	18
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

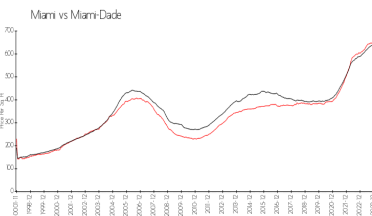
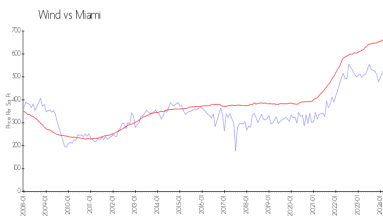
## Building Association Information

Wind by Neo Condominium  
(786) 837-5968

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	820 sq ft	Apr 2024	\$392,000	\$478
708	820 sq ft	Apr 2024	\$425,000	\$518
3504	1,075 sq ft	Dec 2023	\$570,000	\$530
1202	1,385 sq ft	Nov 2023	\$700,000	\$505
1909	740 sq ft	Nov 2023	\$400,000	\$541

## Market Information



Wind:	\$557/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Wind	4%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Wind  
Miami  
Miami-Dade

102 days  
84 days  
81 days