

# Unit 305 - Wind

305 - 350 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11549125
Status:	Closed
Size:	1,212 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$475,000
List PPSF:	\$392
Valuated Price:	\$510,000
Valuated PPSF:	\$421

*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:	4
Number of sales over the last 3 months:	3

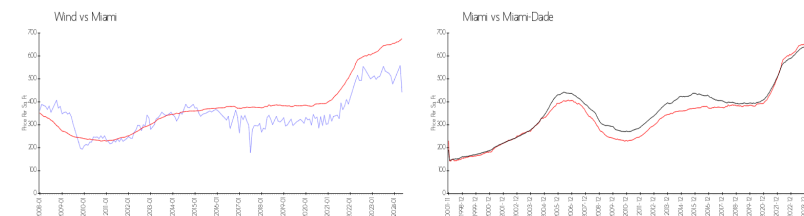
## Building Association Information

Wind by Neo Condominium  
(786) 837-5968

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,212 sq ft	May 2024	\$475,000	\$392
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

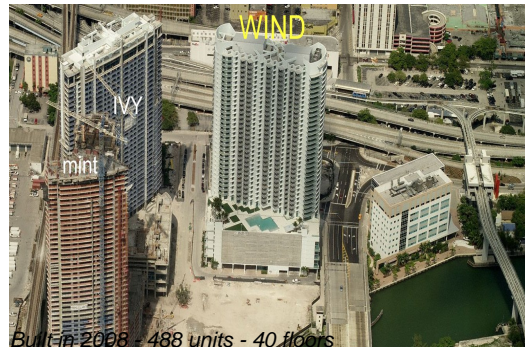
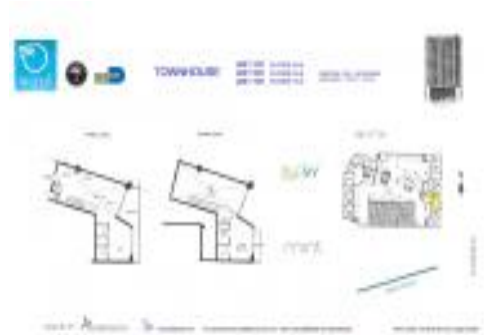


Wind: \$442/sq. ft.  
Miami: \$675/sq. ft.

Miami: \$675/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Wind	4%
Miami	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Wind	89 days
Miami	83 days
Miami-Dade	81 days