

Unit 305 - Wind

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

Unit Information

MLS Number: A11549125
 Status: Pending
 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: \$643,000
 Valuated PPSF: \$531

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

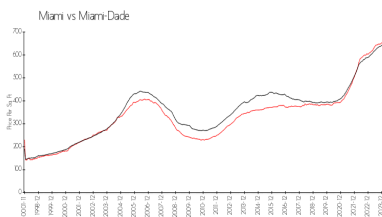
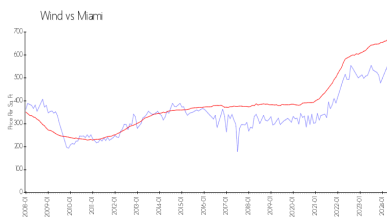
Building Association Information

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