

# Unit 1102 - Wind

1102 - 350 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11532200  
 Status: Active  
 Size: 1,385 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$750,000  
 List PPSF: \$542  
 Valuated Price: \$510,000  
 Valuated PPSF: \$368

*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: 16  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

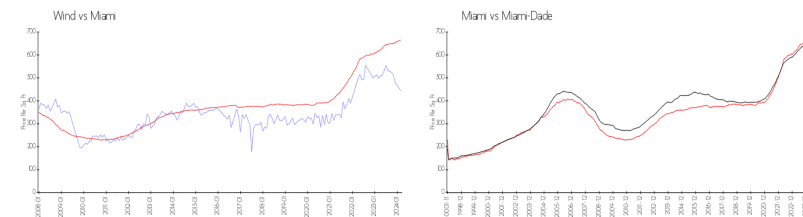
## Building Association Information

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: \$443/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Wind: 3%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Wind  
Miami  
Miami-Dade

104 days  
84 days  
81 days