

Unit 305 - Wind

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

Unit Information

MLS Number: A11549125
 Status: Active
 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: \$512,000
 Valuated PPSF: \$422

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

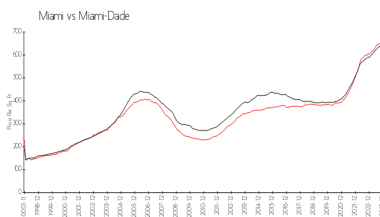
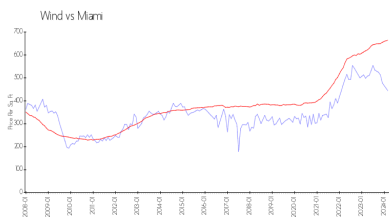
Building Association Information

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