

Unit 2412 - Wind

2412 - 350 S Miami Av, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11643967
 Status: Active
 Size: 704 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$415,000
 List PPSF: \$589
 Valuated Price: \$345,000
 Valuated PPSF: \$490

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: 30
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

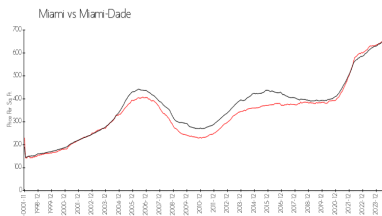
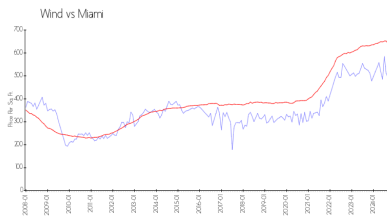
Building Association Information

Wind by Neo Condominium
 (786) 837-5968

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1406	1,048 sq ft	Oct 2024	\$555,000	\$530
2512	704 sq ft	Oct 2024	\$400,000	\$568
4109	740 sq ft	Aug 2024	\$422,500	\$571
1512	704 sq ft	Jul 2024	\$380,000	\$540
3512	704 sq ft	Jun 2024	\$380,000	\$540

Market Information



Wind: \$493/sq. ft. Miami: \$642/sq. ft.
 Miami: \$642/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Wind: 6%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Wind: 66 days
 Miami: 87 days
 Miami-Dade: 86 days

