

# 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

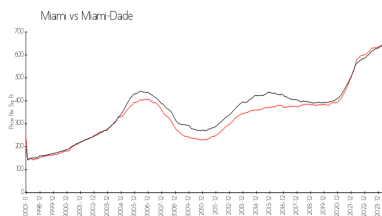
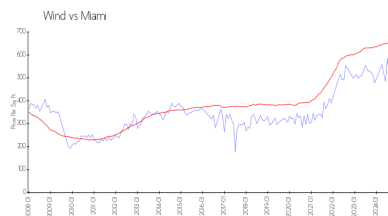
## Building Association Information

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.

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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

