

# Unit 3108 - Wind

3108 - 350 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11680256  
 Status: Active  
 Size: 768 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station  
 View:  
 List Price: \$425,000  
 List PPSF: \$553  
 Valuated Price: \$404,000  
 Valuated PPSF: \$526

*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

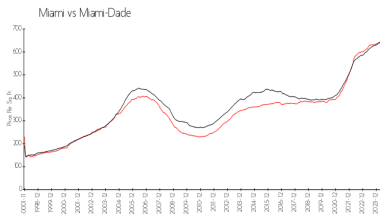
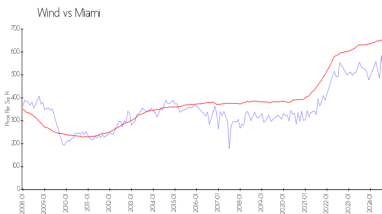
## Building Association Information

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: 86 days  
 Miami-Dade: 86 days

