

# Unit 3404 - Wind

3404 - 350 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11681848  
 Status: Active  
 Size: 1,075 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$580,000  
 List PPSF: \$540  
 Valuated Price: \$596,000  
 Valuated PPSF: \$554

*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: 26  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

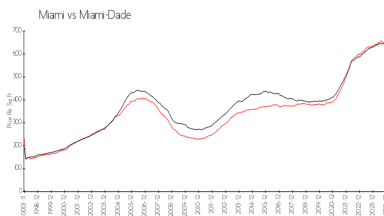
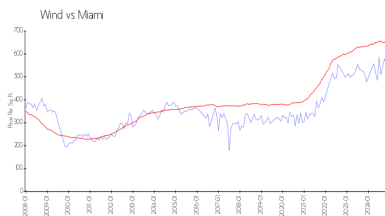
## Building Association Information

Wind by Neo Condominium  
 (786) 837-5968

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3110	740 sq ft	Jan 2025	\$380,000	\$514
3609	740 sq ft	Dec 2024	\$387,500	\$524
1606	1,048 sq ft	Dec 2024	\$552,000	\$527
3208	768 sq ft	Dec 2024	\$376,000	\$490
1709	740 sq ft	Nov 2024	\$382,500	\$517
4014	935 sq ft	Nov 2024	\$553,000	\$591

## Market Information



Wind: \$504/sq. ft.      Miami: \$895/sq. ft.  
 Miami: \$895/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Wind: 5%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Wind: 58 days  
 Miami: 91 days



Miami-Dade

90 days