

Unit 1704 - Wind

1704 - 350 S Miami Av, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11703637
Status:	Active
Size:	1,075 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$535,000
List PPSF:	\$498
Valuated Price:	\$454,000
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:	28
Building inventory for sale:	5%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

Building Association Information

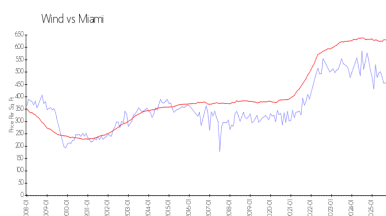
Wind by Neo Condominium
(786) 837-5968

<https://>

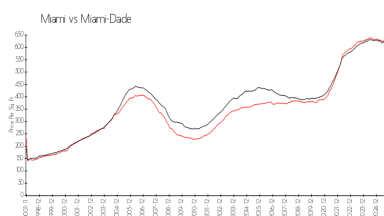
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3811	704 sq ft	Dec 2025	\$365,000	\$518
2509	740 sq ft	Dec 2025	\$348,000	\$470
2905	1,030 sq ft	Sep 2025	\$495,000	\$481
2810	740 sq ft	Sep 2025	\$330,000	\$446
2502	1,385 sq ft	Aug 2025	\$600,000	\$433

Market Information



Wind: \$455/sq. ft.
Miami: \$629/sq. ft.



Miami: \$629/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Wind	6%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Wind	64 days
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Miami
Miami-Dade

70 days
77 days