

# Market Report

March, 2019



## Wind by Neo

350 S Miami Ave  
Miami, FL 33130

Every month we compile this comprehensive market report focus on Wind by Neo in this convenient and easy to read format. Our data comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [windbyneocondosforsale.com](http://windbyneocondosforsale.com).

## Property Stats

POSTAL CODE 33130

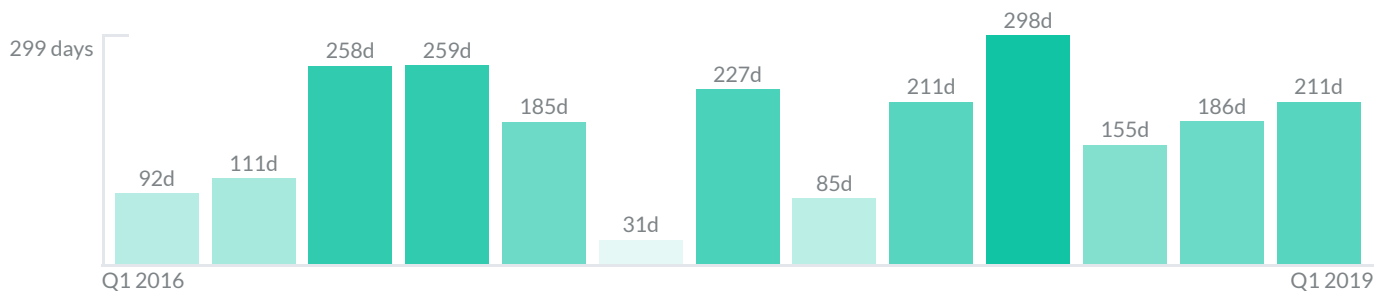
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



# Mortgage Rates

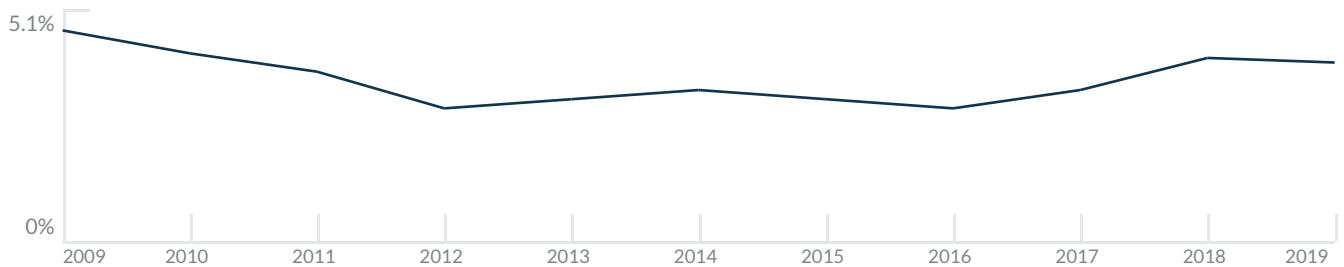
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL  
Alpha Charter Of Excellence  
1/10

MIDDLE SCHOOL  
Young Womens Preparatory Academy  
10/10

HIGH SCHOOL  
New World School Of The Arts  
10/10

# Insights

IN WIND BY NEO

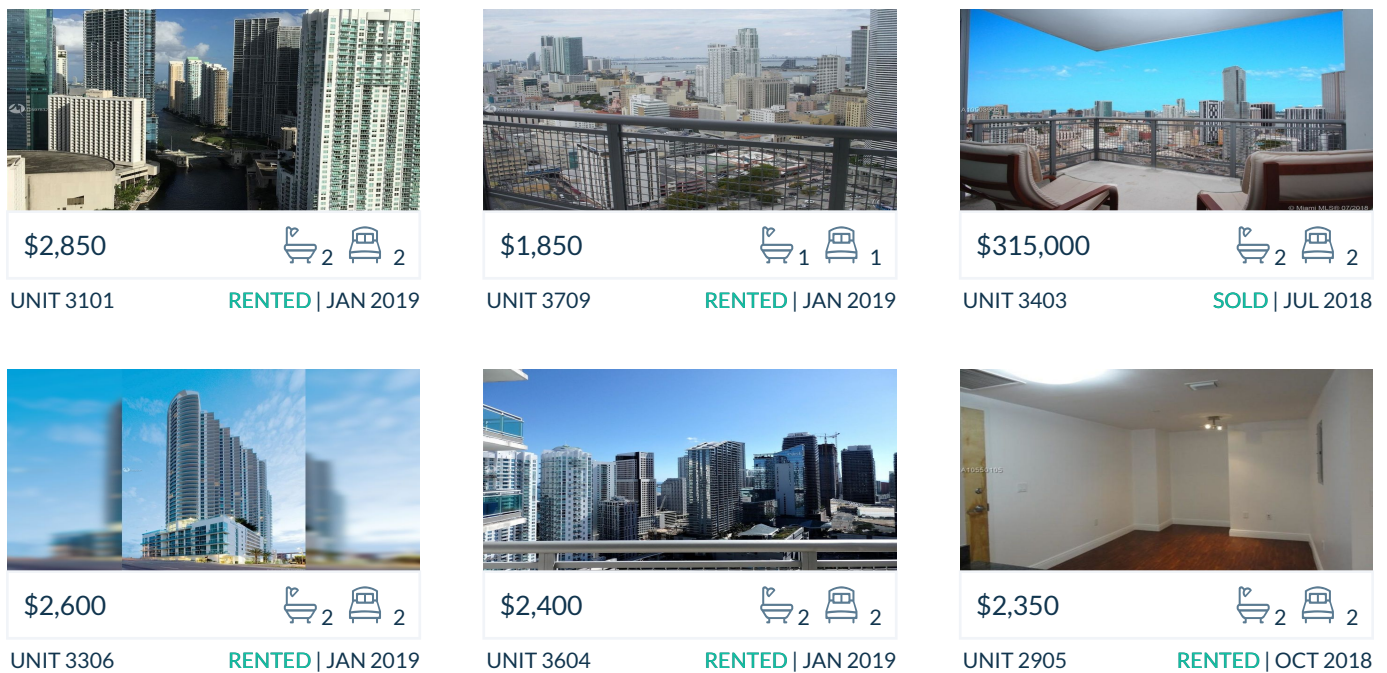
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Wind by Neo



## Sold

LAST 20 PROPERTIES SOLD IN WIND BY NEO

| Unit | Price     | Beds/Baths | \$/Sqft | Sqft  | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 3403 | \$315,000 | 2/2        | \$293.0 | 1,075 | Feb 2019    | 204            |
| 2705 | \$335,000 | 2/2        | \$325.2 | 1,030 | Feb 2019    | 275            |
| 2109 | \$240,000 | 1/1        | \$324.3 | 740   | Jan 2019    | 155            |
| 3415 | \$230,000 | 1/1        | \$329.5 | 698   | Dec 2018    | 124            |
| 1711 | \$215,000 | 1/1        | \$305.4 | 704   | Dec 2018    | 141            |
| 3105 | \$315,000 | 2/2        | \$305.8 | 1,030 | Nov 2018    | 96             |
| 3015 | \$234,900 | 1/1        | \$336.5 | 698   | Nov 2018    | 378            |
| 3003 | \$330,000 | 2/2        | \$307.0 | 1,075 | Nov 2018    | 111            |
| 1602 | \$430,000 | 3/2        | \$310.5 | 1,385 | Oct 2018    | 59             |
| 2112 | \$225,000 | 1/1        | \$319.6 | 704   | Oct 2018    | 436            |
| 1803 | \$304,970 | 2/2        | \$283.7 | 1,075 | Oct 2018    | 145            |
| 2914 | \$315,000 | 2/2        | \$336.9 | 935   | Sep 2018    | 176            |
| 1808 | \$254,000 | 1/1        | \$330.7 | 768   | Sep 2018    | 151            |
| 3904 | \$340,000 | 2/2        | \$316.3 | 1,075 | Aug 2018    | 151            |
| 2506 | \$310,000 | 2/2        | \$295.8 | 1,048 | Jul 2018    | 141            |
| 1606 | \$319,000 | 2/2        | N/A     | N/A   | Jul 2018    | 158            |
| 710  | \$245,000 | 1/1        | \$298.8 | 820   | Jun 2018    | 271            |
| 1902 | \$429,900 | 3/2        | \$310.4 | 1,385 | May 2018    | 290            |
| 1107 | \$238,000 | 1/1        | \$309.9 | 768   | May 2018    | 25             |
| 708  | \$285,000 | 1/1        | \$347.6 | 820   | Apr 2018    | 564            |

## Rented

LAST 20 PROPERTIES RENTED IN WIND BY NEO

| Unit | Price   | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 3709 | \$1,850 | 1/1        | \$2.5   | 740   | Feb 2019    | 35             |
| 3101 | \$2,850 | 2/2        | \$2.1   | 1,385 | Feb 2019    | 48             |
| 3604 | \$2,400 | 2/2        | \$2.2   | 1,075 | Feb 2019    | 14             |
| 3306 | \$2,600 | 2/2        | \$2.5   | 1,048 | Feb 2019    | 37             |
| 2905 | \$2,350 | 2/2        | \$2.3   | 1,030 | Feb 2019    | 111            |
| 501  | \$2,500 | 2/2        | \$2.2   | 1,156 | Feb 2019    | 35             |
| N/A  | \$2,400 | 2/2        | \$2.3   | 1,048 | Feb 2019    | 45             |
| 4012 | \$1,875 | 1/1        | \$2.7   | 704   | Feb 2019    | 7              |
| 3811 | \$1,950 | 1/1        | \$2.4   | 812   | Feb 2019    | 16             |
| 1713 | \$2,225 | 2/2        | \$2.4   | 920   | Jan 2019    | 29             |
| 1103 | \$2,300 | 2/2        | \$2.1   | 1,075 | Jan 2019    | 75             |
| 2511 | \$1,850 | 1/1        | \$2.6   | 704   | Jan 2019    | 43             |
| 3506 | \$2,350 | 2/2        | N/A     | N/A   | Jan 2019    | 56             |
| 501  | \$2,500 | 2/2        | \$2.2   | 1,156 | Jan 2019    | 18             |
| 2611 | \$1,850 | 1/1        | \$2.6   | 704   | Dec 2018    | 48             |
| 1810 | \$1,950 | 1/1        | \$2.6   | 740   | Dec 2018    | 24             |
| 1605 | \$2,550 | 2/2        | \$2.5   | 1,030 | Dec 2018    | 33             |
| 2404 | \$2,400 | 2/2        | \$2.2   | 1,075 | Dec 2018    | 30             |
| 3907 | \$1,800 | 1/1        | \$2.3   | 768   | Dec 2018    | 18             |
| 511  | \$1,900 | 1/1        | \$2.3   | 820   | Dec 2018    | 126            |

## Currently Listed

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ACTIVE LISTINGS 1/3

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner          |
|------|-------------|------------|---------|------|--------------|----------------|
| N/A  | \$395,000   | 2/2        | N/A     | N/A  | Jul 2018     | LUCAS RAZZU... |
| 313  | \$368,500   | 2/2        | \$287.9 | 1280 | Aug 2018     | YESENIA T M... |
| 707  | \$2,290/mth | 1/1        | \$2.1   | 1096 | Jan 2019     | N/A            |
| 708  | \$285,000   | 1/1        | \$347.6 | 820  | Jan 2019     | N/A            |
| 713  | \$340,000   | 2/2        | \$265.6 | 1280 | Dec 2017     | OMAR GARCI...  |
| 1101 | \$3,000/mth | 3/2        | \$2.2   | 1385 | Mar 2019     | N/A            |
| 1107 | \$1,775/mth | 1/1        | \$2.3   | 768  | Dec 2018     | N/A            |
| 1109 | \$255,000   | 1/1        | \$344.6 | 740  | Feb 2019     | N/A            |
| 1111 | \$239,000   | 1/1        | \$339.5 | 704  | Sep 2018     | N/A            |
| 1204 | \$349,000   | 2/2        | \$324.7 | 1075 | Dec 2018     | N/A            |
| 1210 | \$280,000   | 1/1        | \$378.4 | 740  | Feb 2019     | N/A            |
| 1405 | \$314,500   | 2/2        | \$305.3 | 1030 | Jan 2018     | N/A            |
| 1501 | \$419,999   | 3/2        | \$303.2 | 1385 | Jun 2018     | N/A            |
| 1511 | \$269,999   | 1/1        | \$383.5 | 704  | Oct 2018     | N/A            |
| 1702 | \$2,800/mth | 2/2        | \$2.0   | 1385 | Jan 2019     | N/A            |
| 1705 | \$2,400/mth | 2/2        | \$2.3   | 1030 | Mar 2019     | N/A            |
| 1802 | \$2,900/mth | 2/2        | \$2.1   | 1385 | Feb 2019     | N/A            |
| 1802 | \$495,000   | 2/2        | \$357.4 | 1385 | Feb 2019     | N/A            |
| 1907 | \$1,900/mth | 1/1        | N/A     | N/A  | Jan 2019     | N/A            |
| 2003 | \$350,000   | 2/2        | \$325.6 | 1075 | Sep 2018     | N/A            |

## Currently Listed

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ACTIVE LISTINGS 2/3

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner        |
|------|-------------|------------|---------|------|--------------|--------------|
| 2007 | \$1,975/mth | 1/1        | \$2.6   | 768  | Feb 2019     | N/A          |
| 2012 | \$1,939/mth | 1/1        | \$2.8   | 704  | Feb 2019     | N/A          |
| 2211 | \$248,000   | 1/1        | \$352.3 | 704  | Oct 2018     | N/A          |
| 2213 | \$350,000   | 2/2        | \$380.4 | 920  | Aug 2018     | N/A          |
| 2311 | \$1,900/mth | 1/1        | \$2.7   | 704  | Mar 2019     | N/A          |
| 2514 | \$335,000   | 2/2        | \$358.3 | 935  | Dec 2015     | N/A          |
| 2515 | \$230,000   | 1/1        | \$329.5 | 698  | Jun 2018     | N/A          |
| 2605 | \$350,000   | 2/2        | \$339.8 | 1030 | Dec 2018     | N/A          |
| 2607 | \$279,000   | 1/1        | \$363.3 | 768  | Jan 2019     | N/A          |
| 2612 | \$260,000   | 1/1        | \$369.3 | 704  | Jun 2018     | N/A          |
| 2614 | \$370,000   | 2/2        | \$395.7 | 935  | Jan 2019     | N/A          |
| 2714 | \$365,000   | 2/2        | \$390.4 | 935  | Mar 2019     | N/A          |
| 2715 | \$229,900   | 1/1        | \$329.4 | 698  | Jan 2019     | N/A          |
| 2807 | \$265,000   | 1/1        | \$345.1 | 768  | Dec 2018     | N/A          |
| 2910 | \$295,000   | 1/1        | \$398.6 | 740  | Jul 2018     | EDUARDO O... |
| 3006 | \$2,500/mth | 2/2        | \$2.4   | 1048 | Dec 2018     | N/A          |
| 3008 | \$275,000   | 1/1        | \$358.1 | 768  | Jan 2019     | N/A          |
| 3008 | \$2,000/mth | 1/1        | \$2.6   | 768  | Feb 2019     | N/A          |
| 3104 | \$338,000   | 2/2        | \$314.4 | 1075 | Dec 2018     | N/A          |
| 3106 | \$333,000   | 2/2        | \$317.7 | 1048 | Jan 2019     | N/A          |

## Currently Listed

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ACTIVE LISTINGS 3/3

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner          |
|------|-------------|------------|---------|------|--------------|----------------|
| 3108 | \$255,000   | 1/1        | \$332.0 | 768  | Jul 2018     | WILLIAM CHE... |
| 3214 | \$2,200/mth | 2/2        | \$2.4   | 930  | Mar 2019     | N/A            |
| 3307 | \$264,900   | 1/1        | \$344.9 | 768  | Oct 2018     | N/A            |
| 3309 | \$269,900   | 1/1        | \$364.7 | 740  | Sep 2018     | N/A            |
| 3401 | \$2,900/mth | 3/2        | \$2.1   | 1385 | Nov 2018     | N/A            |
| 3405 | \$2,550/mth | 2/2        | \$2.2   | 1173 | Jan 2019     | N/A            |
| 3503 | \$339,000   | 2/2        | \$315.3 | 1075 | Jan 2019     | N/A            |
| 3602 | \$515,000   | 3/2        | \$371.8 | 1385 | Oct 2018     | N/A            |
| 3603 | \$2,650/mth | 2/2        | \$2.5   | 1075 | Jan 2019     | N/A            |
| 3607 | \$279,975   | 1/1        | \$364.6 | 768  | Feb 2019     | N/A            |
| 3614 | \$385,000   | 2/2        | \$411.8 | 935  | Oct 2015     | N/A            |
| 3902 | \$3,000/mth | 3/2        | \$2.2   | 1385 | Jan 2019     | N/A            |
| 3912 | \$269,000   | 1/1        | \$382.1 | 704  | Aug 2018     | ESTHER GUTI... |