

# Market Report

May, 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

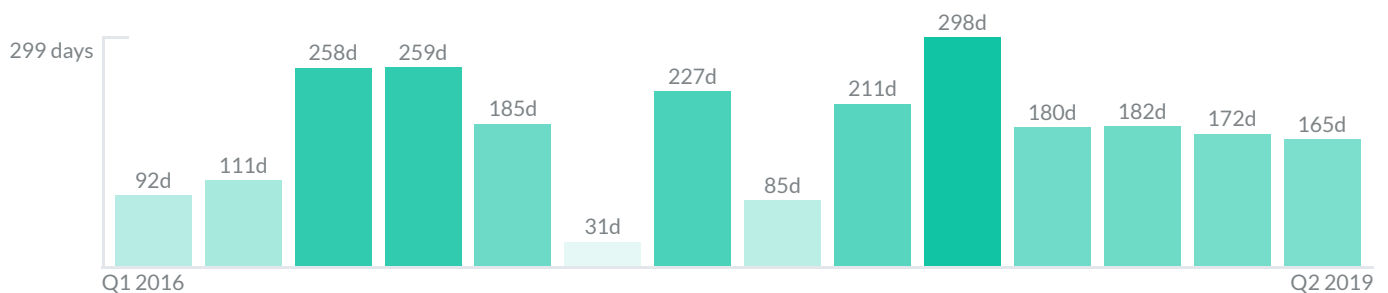
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

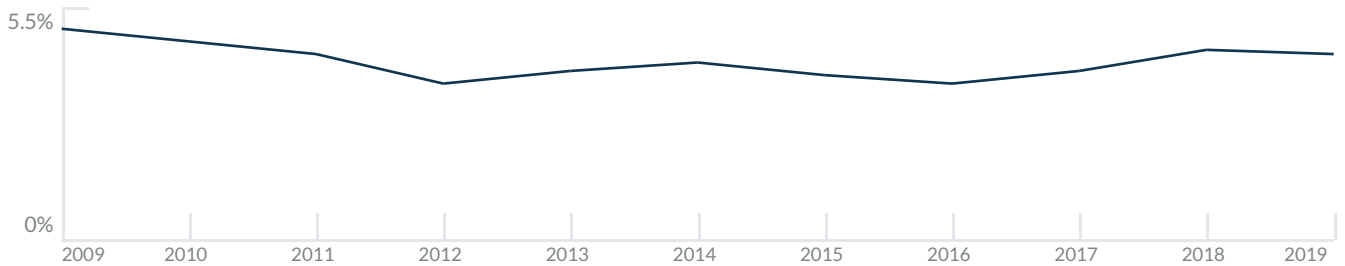


# Mortgage Rates

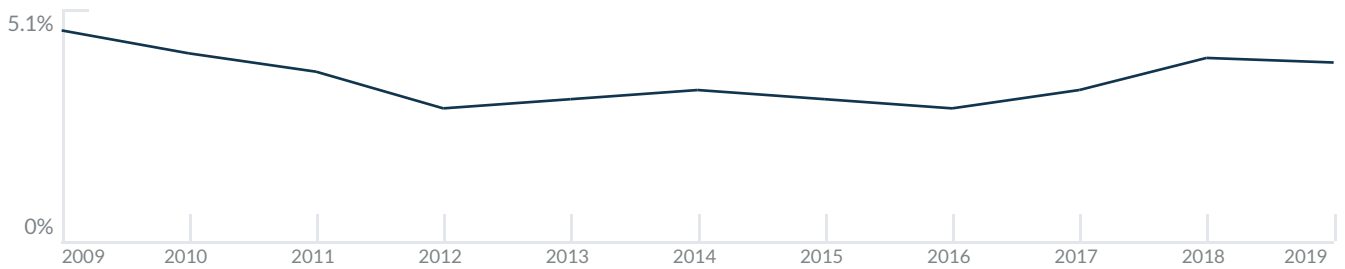
PER YEAR

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©

<p>ELEMENTARY SCHOOL</p> <p>Alpha Charter Of Aspire For</p> <p style="color: green; font-weight: bold;">1/10</p>	<p>MIDDLE SCHOOL</p> <p>Genio Maria De Hostos Youth Leadership Charter School</p> <p style="color: green; font-weight: bold;">1/10</p>	<p>HIGH SCHOOL</p> <p>World School Of The Arts</p> <p style="color: green; font-weight: bold;">10/10</p>
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# Insights

IN WIND BY NEO


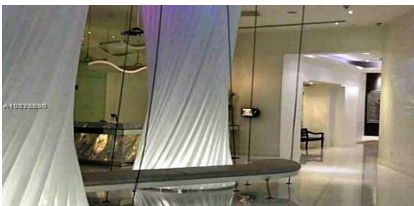

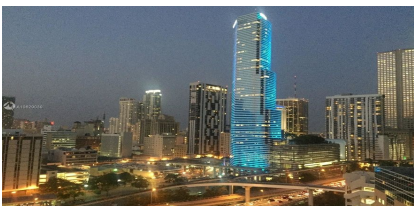

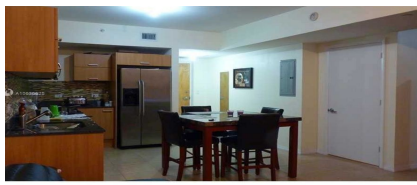
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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

 <p><b>\$1,725</b></p> <p>UNIT 1915</p> <p>RENTED   MAR 2019</p> <p>1 Bath 1 Bed</p>	 <p><b>\$265,000</b></p> <p>UNIT 2807</p> <p>SOLD   DEC 2018</p> <p>1 Bath 1 Bed</p>	 <p><b>\$2,800</b></p> <p>UNIT 1702</p> <p>RENTED   JAN 2019</p> <p>2 Bath 2 Bed</p>
 <p><b>\$2,300</b></p> <p>UNIT 1705</p> <p>RENTED   MAR 2019</p> <p>2 Bath 2 Bed</p>	 <p><b>\$1,925</b></p> <p>UNIT 2007</p> <p>RENTED   FEB 2019</p> <p>1 Bath 1 Bed</p>	 <p><b>\$1,900</b></p> <p>UNIT 2311</p> <p>RENTED   MAR 2019</p> <p>1 Bath 1 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN WIND BY NEO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
4102	\$499,000	3/2	\$360.3	1,385	Apr 2019	165
3502	\$449,000	3/2	\$324.2	1,385	Mar 2019	91
713	\$340,000	2/2	\$265.6	1,280	Mar 2019	400
3615	\$218,500	1/1	\$313.0	698	Mar 2019	53
1909	\$249,900	1/1	\$337.7	740	Mar 2019	23
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
3308	\$259,000	1/1	\$337.2	768	Nov 2018	152
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

## Rented

LAST 20 PROPERTIES RENTED IN WIND BY NEO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1702	\$2,800	2/2	\$2.0	1,385	Apr 2019	112
1705	\$2,300	2/2	\$2.2	1,030	Apr 2019	48
2007	\$1,925	1/1	\$2.5	768	Apr 2019	70
2311	\$1,900	1/1	\$2.7	704	Apr 2019	38
2210	\$1,850	1/1	\$2.5	740	Mar 2019	21
1205	\$2,200	2/2	\$2.1	1,030	Mar 2019	61
3713	\$2,250	2/2	\$2.4	920	Feb 2019	64
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

## 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...
306	\$314,999	2/2	\$306.1	1029	Mar 2019	N/A
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
1101	\$3,000/mth	3/2	\$2.2	1385	Mar 2019	N/A
1103	\$345,000	2/2	\$320.9	1075	Apr 2019	N/A
1109	\$230,000	1/1	\$310.8	740	Feb 2019	N/A
1111	\$239,000	1/1	\$339.5	704	Sep 2018	N/A
1204	\$334,999	2/2	\$311.6	1075	Dec 2018	N/A
1204	\$2,400/mth	2/2	\$2.2	1075	Mar 2019	N/A
1210	\$275,000	1/1	\$371.6	740	Feb 2019	N/A
1215	\$1,750/mth	1/1	\$2.5	698	Mar 2019	N/A
1405	\$314,500	2/2	\$305.3	1030	Jan 2018	N/A
1501	\$399,000	3/2	\$288.1	1385	Mar 2019	N/A
1507	\$2,090/mth	1/1	\$2.7	768	May 2019	N/A
1511	\$259,000	1/1	\$367.9	704	May 2019	N/A
1804	\$349,000	2/2	\$324.7	1075	Apr 2019	N/A
2003	\$350,000	2/2	\$325.6	1075	Sep 2018	N/A
2004	\$2,700/mth	2/2	\$2.5	1075	Mar 2019	N/A
2012	\$254,930	1/1	\$362.1	704	Mar 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2012	\$1,939/mth	1/1	\$2.8	704	Apr 2019	N/A
2102	\$469,000	3/2	\$338.6	1385	May 2019	N/A
2211	\$238,000	1/1	\$338.1	704	Oct 2018	N/A
2213	\$330,000	2/2	\$358.7	920	Aug 2018	N/A
2512	\$245,000	1/1	\$348.0	704	Apr 2019	N/A
2514	\$335,000	2/2	\$358.3	935	Dec 2015	N/A
2515	\$219,900	1/1	\$315.0	698	Jun 2018	N/A
2605	\$320,000	2/2	\$310.7	1030	Dec 2018	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
2702	\$2,950/mth	2/2	\$2.1	1385	Apr 2019	N/A
2702	\$479,000	3/2	\$345.8	1385	Apr 2019	N/A
2706	\$2,500/mth	2/2	\$2.4	1048	Apr 2019	N/A
2714	\$365,000	2/2	\$390.4	935	Mar 2019	N/A
2804	\$365,000	2/2	\$339.5	1075	Mar 2019	N/A
2902	\$2,800/mth	3/2	\$2.0	1385	May 2019	N/A
2910	\$295,000	1/1	\$398.6	740	Jul 2018	EDUARDO O...
3006	\$2,400/mth	2/2	\$2.3	1048	Dec 2018	N/A
3007	\$263,000	1/1	\$342.4	768	Apr 2019	N/A
3008	\$275,000	1/1	\$358.1	768	Jan 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3104	\$338,000	2/2	\$314.4	1075	Dec 2018	N/A
3108	\$255,000	1/1	\$332.0	768	Jul 2018	WILLIAM CHE...
3213	\$330,000	2/2	\$358.7	920	Mar 2019	N/A
3214	\$2,200/mth	2/2	\$2.4	930	Mar 2019	N/A
3307	\$264,900	1/1	\$344.9	768	May 2019	N/A
3309	\$269,900	1/1	\$364.7	740	Sep 2018	N/A
3405	\$360,000	2/2	\$349.5	1030	Apr 2019	N/A
3503	\$339,000	2/2	\$315.3	1075	Jan 2019	N/A
3504	\$2,500/mth	2/2	\$2.3	1075	Apr 2019	N/A
3602	\$515,000	3/2	\$371.8	1385	Oct 2018	N/A
3603	\$342,000	2/2	\$318.1	1075	Apr 2019	N/A
3607	\$269,975	1/1	\$351.5	768	Feb 2019	N/A
3614	\$385,000	2/2	\$411.8	935	Oct 2015	N/A
3704	\$350,000	2/2	\$325.6	1075	Apr 2019	N/A
3705	\$2,400/mth	2/2	\$2.3	1030	Apr 2019	N/A
3812	\$255,000	1/1	\$362.2	704	Apr 2019	N/A
3913	\$2,400/mth	2/2	\$2.6	920	May 2019	N/A