

Market Report

June, 2023



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.

Property Stats

POSTAL CODE 33130

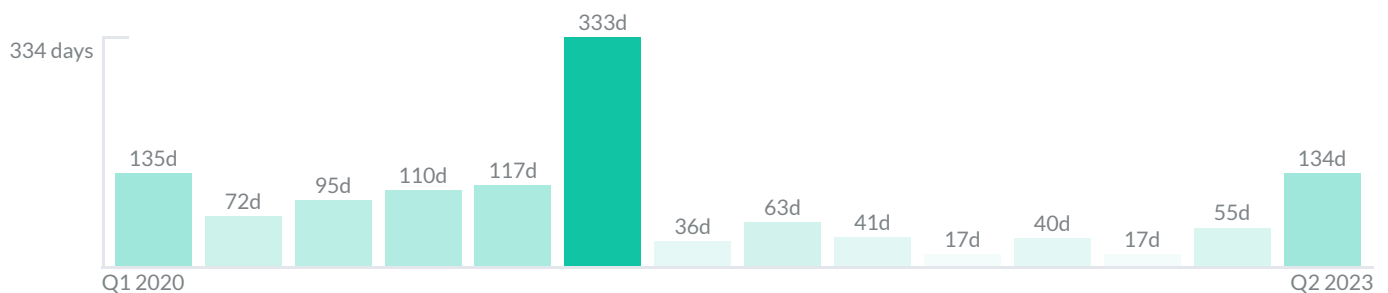
The property stats graph represents the median price evolution since ten years in your postal code area.



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

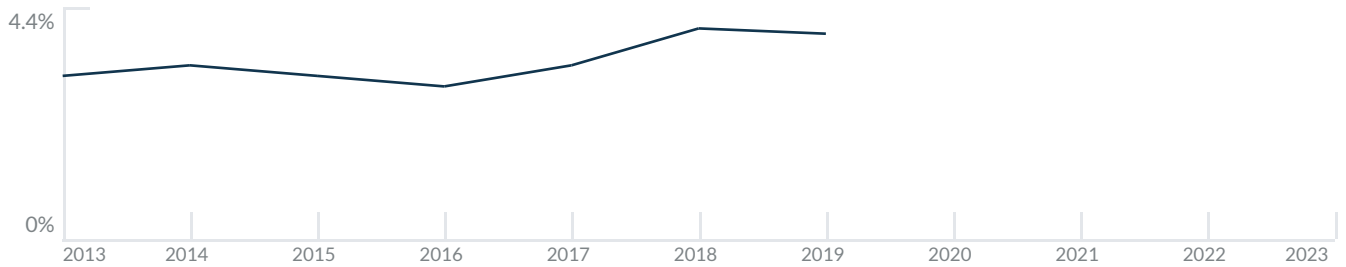
PER YEAR

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©

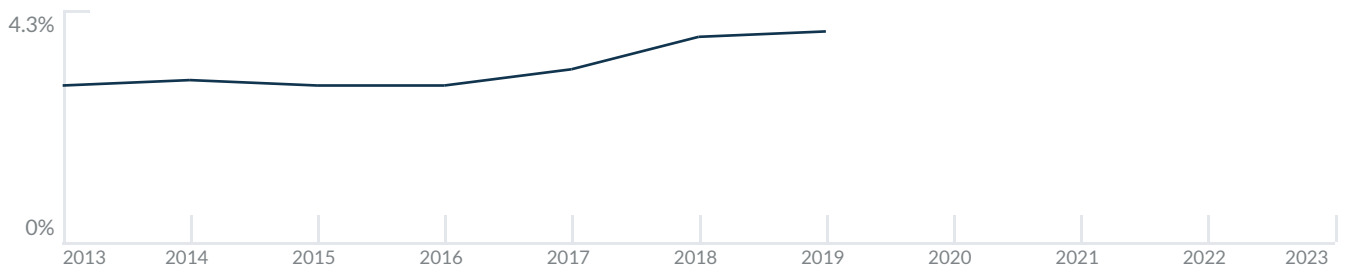
30 YEARS FIXED 4.4%



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	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Aspire Engenio Maria De Hostos Youth Leadership Charter School	World School Of The Arts	
1/10	1/10	10/10

Insights

IN WIND BY NEO

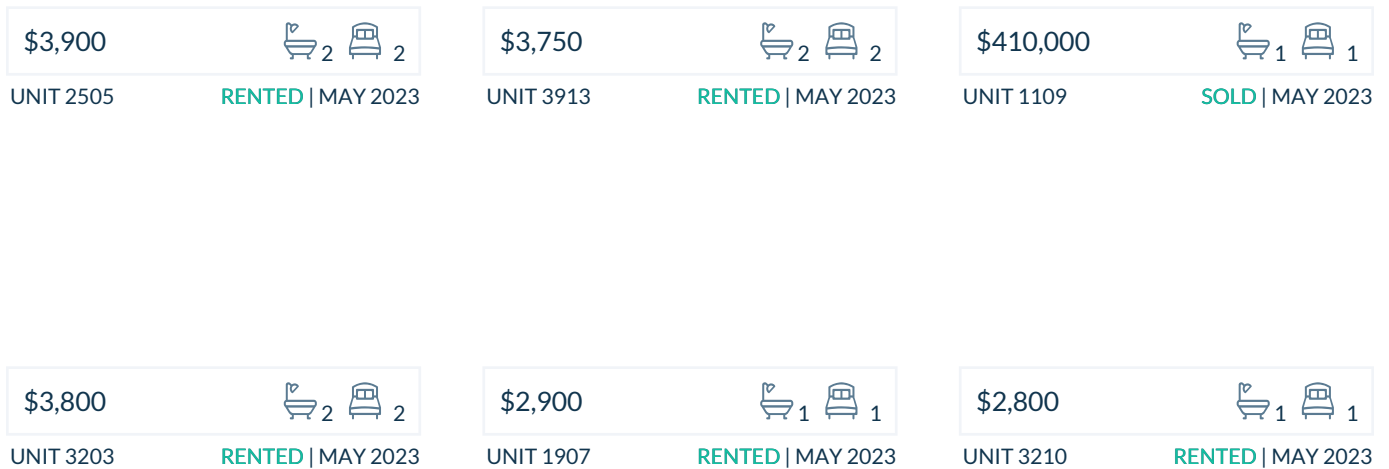
Below the average listing prices of available unit per property type.



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
1109	\$410,000	1/1	\$554.1	740	May 2023	134
3303	\$585,000	2/2	\$544.2	1,075	Mar 2023	31
3208	\$419,000	1/1	\$545.6	768	Mar 2023	33
4009	\$410,000	1/1	\$554.1	740	Mar 2023	11
2902	\$725,000	3/2	\$523.5	1,385	Mar 2023	77
2208	\$410,000	1/1	\$533.9	768	Mar 2023	26
PH1-05	\$600,000	2/2	\$582.5	1,030	Feb 2023	106
3315	\$385,000	1/1	\$551.6	698	Feb 2023	54
711	\$429,900	1/2	\$524.3	820	Jan 2023	144
501	\$600,000	2/2	\$519.0	1,156	Jan 2023	17
3203	\$550,000	2/2	\$511.6	1,075	Dec 2022	15
3308	\$430,000	1/1	\$559.9	768	Dec 2022	19
3911	\$389,000	1/1	\$552.6	704	Sep 2022	78
2003	\$459,000	2/2	\$427.0	1,075	Aug 2022	5
1806	\$575,000	2/2	\$548.7	1,048	Aug 2022	38
3812	\$400,000	1/1	\$568.2	704	May 2022	6
4102	\$558,000	3/2	\$402.9	1,385	Apr 2022	N/A
2209	\$330,000	1/1	\$445.9	740	Apr 2022	27
3913	\$450,000	2/2	\$489.1	920	Feb 2022	32
1714	\$495,000	2/2	\$529.4	935	Jan 2022	102

Rented

LAST 20 PROPERTIES RENTED IN WIND BY NEO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2505	\$3,900	2/2	\$3.8	1,030	May 2023	67
3913	\$3,750	2/2	\$4.1	920	May 2023	73
3203	\$3,800	2/2	\$3.5	1,075	May 2023	N/A
1907	\$2,900	1/1	\$3.8	768	May 2023	60
3210	\$2,800	1/1	\$3.8	740	May 2023	15
4009	\$3,000	1/1	\$4.1	740	Apr 2023	19
511	\$3,000	1/2	\$3.7	820	Apr 2023	60
2713	\$3,600	2/2	\$3.9	920	Apr 2023	91
3907	\$3,000	1/1	\$3.9	768	Apr 2023	69
1902	\$4,800	3/2	N/A	N/A	Apr 2023	117
1412	\$2,950	1/1	\$4.2	704	Apr 2023	31
4010	\$3,000	1/1	\$4.1	740	Mar 2023	19
3414	\$3,650	2/2	\$3.5	1,050	Mar 2023	14
2208	\$3,000	1/1	\$3.9	768	Mar 2023	11
2510	\$2,950	1/1	\$4.0	740	Mar 2023	28
2509	\$2,700	1/1	\$3.6	740	Mar 2023	36
711	\$3,500	1/2	\$4.3	820	Mar 2023	20
2507	\$3,000	1/1	\$3.9	768	Mar 2023	98
2215	\$2,450	1/1	\$3.5	698	Mar 2023	95
1415	\$2,500	1/1	\$3.6	698	Mar 2023	58

Currently Listed

ACTIVE LISTINGS 1/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CUA	\$1,100	0/0	N/A	N/A	May 2023	N/A
2	\$950	0/0	N/A	N/A	May 2023	N/A
309	\$3,300/mth	1/2	\$4.0	820	Nov 2022	
312	\$595,000	2/2	\$531.3	1120	May 2023	N/A
502	\$3,350/mth	2/2	\$3.3	1029	Nov 2022	NATHALY TO...
1102	\$4,500/mth	2/2	\$3.2	1385	Nov 2022	CHARLES MIC...
1207	\$2,800/mth	1/1	\$3.6	768	Mar 2023	N/A
1208	\$395,000	1/1	\$514.3	768	Nov 2022	MIKHAIL NEM...
1210	\$2,700/mth	1/1	\$3.6	740	Dec 2022	N/A
1402	\$4,300/mth	2/2	\$3.1	1385	Apr 2023	JOSE ANTONI...
1403	\$4,200/mth	2/2	\$3.9	1075	Nov 2022	MARIA FERN...
1406	\$6,500/mth	2/2	\$6.2	1048	May 2023	JORGE MONT...
1415	\$398,000	1/1	\$570.2	698	Nov 2022	PEDRO MARC...
1415	\$395,000	1/1	\$565.9	698	Aug 2022	PEDRO MARC...
1415	\$375,000	1/1	\$537.2	698	May 2023	PEDRO MARC...
1502	\$735,000	3/2	\$530.7	1385	May 2023	ALIOSHA STE...
1502	\$5,300/mth	3/2	\$3.8	1385	May 2023	ALIOSHA STE...
1505	\$580,000	2/2	\$563.1	1030	May 2023	ESTEBAN ARY...
1511	\$3,200/mth	1/1	\$4.5	704	Mar 2023	CARMEN L SI...
1611	\$2,850/mth	1/1	\$4.0	704	Apr 2023	JULIO G OREL...

Currently Listed

ACTIVE LISTINGS 2/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1615	\$2,550/mth	0/1	\$3.7	698	Jan 2023	CARLOS CER...
1704	\$590,000	3/2	\$548.8	1075	Jan 2023	N/A
1707	\$2,850/mth	1/1	\$3.7	768	May 2023	N/A
1808	\$3,300/mth	1/1	\$4.3	768	Nov 2022	NICHOLAS G...
1808	\$3,200/mth	1/1	\$4.2	768	Nov 2022	NICHOLAS G...
1812	\$2,800/mth	1/1	\$4.0	704	May 2023	N/A
2005	\$5,000/mth	2/2	\$4.9	1030	Feb 2023	N/A
2015	\$2,800/mth	0/1	\$4.0	698	May 2023	JOSE ANTONI...
2015	\$2,600/mth	0/1	\$3.7	698	May 2023	JOSE ANTONI...
2103	\$565,000	2/2	\$525.6	1075	May 2023	N/A
2106	\$3,600/mth	2/2	\$3.4	1048	Mar 2023	N/A
2113	\$3,700/mth	2/2	\$4.0	920	Apr 2023	N/A
2113	\$515,000	2/2	\$559.8	920	Apr 2023	N/A
2115	\$378,000	1/1	\$541.5	698	Mar 2023	RICARDO JOS...
2202	\$695,000	3/2	\$501.8	1385	Nov 2022	GLORIA VALOR
2211	\$415,000	1/1	\$589.5	704	Feb 2023	KARIN A DUN...
2211	\$2,800/mth	1/1	\$4.0	704	May 2023	KARIN A DUN...
2213	\$4,050/mth	2/2	\$4.4	920	May 2023	N/A
2302	\$895,000	3/2	\$646.2	1385	Feb 2023	N/A
2311	\$2,800/mth	1/1	\$4.0	704	May 2023	SIMONE BER...

Currently Listed

ACTIVE LISTINGS 3/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2312	\$425,000	1/1	\$603.7	704	Aug 2022	JOSE ANTONI...
2401	\$648,000	3/2	\$467.9	1385	Nov 2022	FRANCISCO J...
2404	\$4,000/mth	2/2	\$3.7	1075	Jan 2023	ANTONIO IAN...
2410	\$2,800/mth	1/1	\$3.8	740	Apr 2023	GIANCARLOS...
2412	\$425,000	1/1	\$603.7	704	Nov 2022	GIOVANNI M...
2413	\$4,300/mth	2/2	\$4.7	920	Apr 2023	N/A
2513	\$3,600/mth	2/2	\$3.9	920	May 2023	ARIANA FIGU...
2515	\$2,700/mth	1/1	\$3.9	698	Mar 2023	N/A
2605	\$4,500/mth	2/2	\$4.4	1030	Jan 2023	MIRTHA ARR...
2608	\$408,000	1/1	\$531.3	768	Mar 2023	ANIL BATRA
2615	\$2,900/mth	1/1	\$4.2	698	May 2023	N/A
2706	\$615,000	2/2	\$586.8	1048	Apr 2023	N/A
2709	\$3,000/mth	1/1	\$4.1	740	Nov 2022	EDLEEN MOR...
2712	\$385,000	1/1	\$546.9	704	Apr 2023	
2812	\$3,100/mth	1/1	\$4.4	704	Nov 2022	GABRIELA PA...
2906	\$590,000	2/2	\$563.0	1048	Jan 2023	MAGIC HARD...
2909	\$2,900/mth	1/1	\$3.9	740	May 2023	SALVADOR A...
2912	\$2,950/mth	1/1	\$4.2	704	Feb 2023	MICHAEL S P...
2915	\$2,900/mth	1/1	\$4.2	698	Dec 2022	N/A
3001	\$4,900/mth	2/2	\$3.5	1385	Mar 2023	N/A

Currently Listed

ACTIVE LISTINGS 4/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3002	\$5,500/mth	3/2	\$4.0	1385	Nov 2022	RODRIGO CE...
3006	\$610,000	2/2	\$582.1	1048	May 2023	LUCAS RAZZU...
3009	\$425,000	1/1	\$574.3	740	May 2023	N/A
3013	\$3,650/mth	2/2	\$4.0	920	May 2023	CAROLINA GR...
3108	\$3,100/mth	1/1	\$4.0	768	Nov 2022	WILLIAM CHE...
3115	\$2,950/mth	1/1	\$4.2	698	Nov 2022	N/A
3208	\$419,000	1/1	\$545.6	768	Jan 2023	ALEX MIKULI...
3208	\$3,000/mth	1/1	\$3.9	768	Feb 2023	ALEX MIKULI...
3214	\$545,000	2/2	\$582.9	935	Feb 2023	PABLO ARTU...
3215	\$2,800/mth	0/1	\$4.0	698	Nov 2022	CESAR MOYA
3306	\$3,700/mth	2/2	\$3.5	1048	Nov 2022	LIVIO RONCI
3313	\$3,700/mth	2/2	\$4.0	920	Feb 2023	N/A
3314	\$3,850/mth	2/2	\$4.1	935	Nov 2022	HUGO FERNA...
3404	\$580,000	2/2	\$539.5	1075	Mar 2023	N/A
3404	\$3,800/mth	2/2	\$3.5	1075	Jan 2023	N/A
3404	\$3,700/mth	2/2	\$3.4	1075	Feb 2023	N/A
3414	\$4,000/mth	2/2	\$3.8	1050	Jan 2023	NARENDRA N...
3414	\$3,650/mth	2/2	\$3.5	1050	Feb 2023	NARENDRA N...
3504	\$590,000	2/2	\$548.8	1075	Mar 2023	JOHN O DUK...
3508	\$2,999/mth	1/1	\$3.9	768	Aug 2022	YINGHUA JIA...

Currently Listed

ACTIVE LISTINGS 5/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3602	\$745,000	3/2	\$537.9	1385	Aug 2022	MOISES FERA...
3602	\$4,650/mth	3/2	\$3.4	1385	Feb 2023	MOISES FERA...
3602	\$750,000	3/2	\$541.5	1385	May 2023	MOISES FERA...
3613	\$3,575/mth	2/2	\$3.9	920	Mar 2023	PATRICIA PAZ
3613	\$3,600/mth	2/2	\$3.9	920	May 2023	PATRICIA PAZ
3712	\$3,300/mth	1/1	\$4.7	704	Feb 2023	N/A
3801	\$4,100/mth	2/2	\$3.0	1385	Mar 2023	N/A
3801	\$4,000/mth	2/2	\$2.9	1385	May 2023	N/A
3808	\$420,000	1/1	\$546.9	768	Dec 2022	RANDOLPH R...
3809	\$2,850/mth	1/1	\$3.9	740	May 2023	CENTAURUS...
3902	\$7,500/mth	3/2	\$5.4	1385	Aug 2022	N/A
3908	\$3,350/mth	1/1	\$4.4	768	May 2023	IARA NOGUEI...
3910	\$3,300/mth	1/1	\$4.5	740	Nov 2022	PAUL WALTE...
4001	\$4,500/mth	2/2	\$3.2	1385	Apr 2023	HERMAN SIF...
4003	\$4,500/mth	2/2	\$4.2	1075	Nov 2022	LUIS BICALH...
4004	\$3,800/mth	2/2	\$3.5	1075	Nov 2022	LUCIO MANU...
4009	\$410,000	1/1	\$554.1	740	Nov 2022	MIKE TOMAS...
4011	\$405,000	1/1	\$575.3	704	Nov 2022	N/A
4014	\$577,000	2/2	\$617.1	935	Jan 2023	WALDEMAR...
4014	\$577,000	2/2	\$617.1	935	May 2023	WALDEMAR...

Currently Listed

ACTIVE LISTINGS 6/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4103	\$6,500/mth	2/2	\$6.0	1075	Mar 2023	ARTHUR YUS...