

Unit 4304 - Epic

4304 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11380555
 Status: Pending
 Size: 1,255 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Deeded Parking
 View:
 List Price: \$1,100,000
 List PPSF: \$876
 Valuated Price: \$1,151,000
 Valuated PPSF: \$917

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.

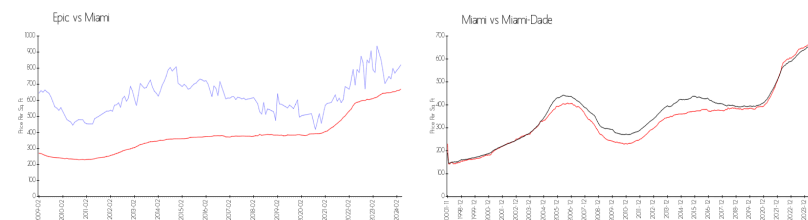
Building Information

Number of units: 342
 Number of active listings for rent: 29
 Number of active listings for sale: 31
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3909	799 sq ft	Apr 2024	\$490,000	\$613
3702	1,539 sq ft	Mar 2024	\$990,000	\$643
5201	2,457 sq ft	Mar 2024	\$2,060,000	\$838
3601	1,539 sq ft	Jan 2024	\$950,000	\$617
5009	1,237 sq ft	Dec 2023	\$850,000	\$687
3203	1,255 sq ft	Dec 2023	\$975,000	\$777
4303	1,255 sq ft	Dec 2023	\$975,000	\$777
3711	822 sq ft	Dec 2023	\$540,000	\$657

Market Information



Epic: \$821/sq. ft. Miami: \$669/sq. ft.
 Miami: \$669/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Epic: 9%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Epic: 138 days
 Miami: 84 days
 Miami-Dade: 81 days

