

Unit 4304 - Epic

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

Unit Information

MLS Number: A11380555
 Status: Active
 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: \$996,000
 Valuated PPSF: \$794

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.

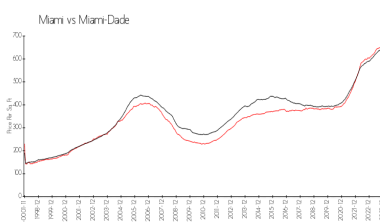
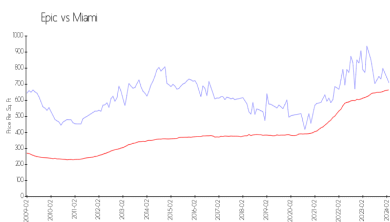
Building Information

Number of units: 342
 Number of active listings for rent: 29
 Number of active listings for sale: 34
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 9
 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: \$710/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

Epic 10%
 Miami 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Epic 143 days
 Miami 84 days
 Miami-Dade 81 days



MIAMI 2008 - 342 units - 54 floors