

Unit 3603 - Epic

3603 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11422527
Status:	Active
Size:	1,255 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,050,000
List PPSF:	\$837
Valuated Price:	\$1,064,000
Valuated PPSF:	\$848

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.

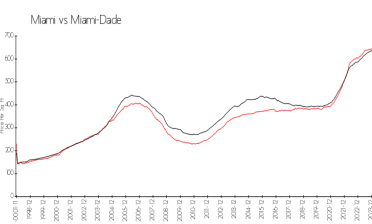
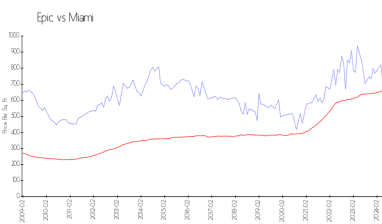
Building Information

Number of units:	342
Number of active listings for rent:	29
Number of active listings for sale:	28
Building inventory for sale:	8%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3805	950 sq ft	Jul 2024	\$640,000	\$674
4304	1,255 sq ft	Jun 2024	\$1,050,000	\$837
3310	799 sq ft	Jun 2024	\$505,000	\$632
4404	1,255 sq ft	Jun 2024	\$1,125,000	\$896
3907	1,500 sq ft	May 2024	\$910,000	\$607

Market Information



Epic:	\$814/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Epic	8%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Epic	151 days
Miami	84 days
Miami-Dade	83 days



MIAMI 2008 - 342 units - 54 floors