

Unit 4406 - Epic

4406 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11433113
Status:	Active
Size:	950 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$695,000
List PPSF:	\$732
Valuated Price:	\$804,000
Valuated PPSF:	\$846

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.

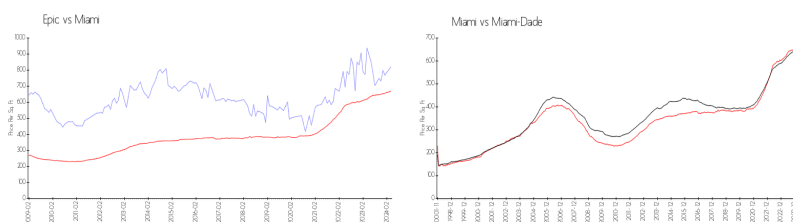
Building Information

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:	15
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



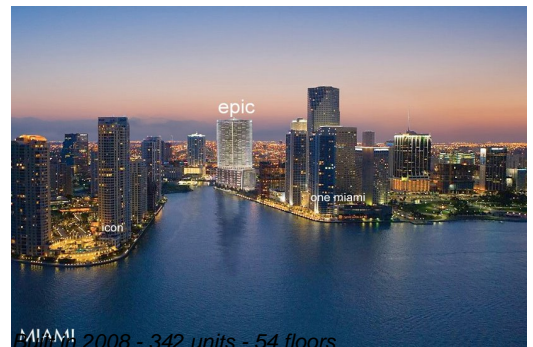
Epic:	\$821/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Epic	10%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Epic	138 days
Miami	84 days
Miami-Dade	81 days



MIAMI: 2008 - 342 units - 54 floors