

# Unit 1406 - Epic

1406 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11485318
Status:	Active
Size:	1,607 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$1,439,000
List PPSF:	\$895
Valuated Price:	\$1,080,000
Valuated PPSF:	\$672

*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.*

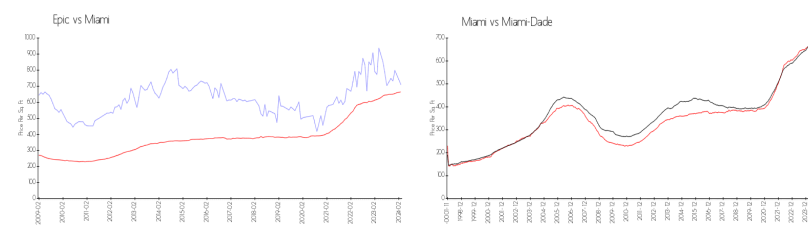
## Building Information

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

