

# Unit 3805 - Epic

3805 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11545329              |
| Status:         | Active                 |
| Size:           | 950 Sq ft.             |
| Bedrooms:       | 1                      |
| Full Bathrooms: | 1                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$749,000              |
| List PPSF:      | \$788                  |
| Valuated Price: | \$655,000              |
| Valuated PPSF:  | \$689                  |

*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.*

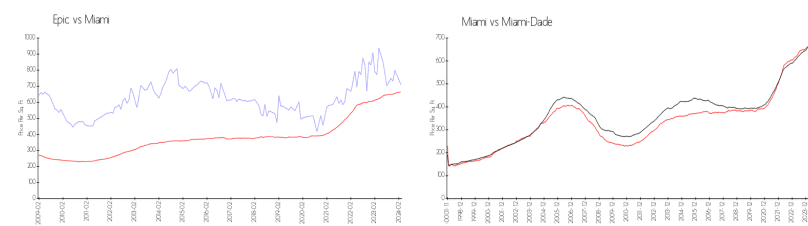
## Building Information

|                                          |     |
|------------------------------------------|-----|
| 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  |

