

# Unit 4414 - Epic

4414 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11560390  
 Status: Active  
 Size: 799 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$720,000  
 List PPSF: \$901  
 Valuated Price: \$515,000  
 Valuated PPSF: \$645

*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.*

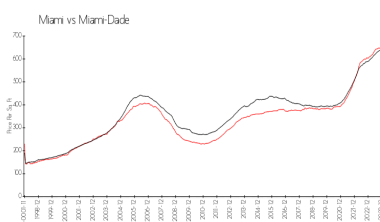
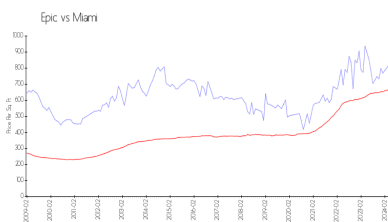
## Building Information

Number of units: 342  
 Number of active listings for rent: 29  
 Number of active listings for sale: 32  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 8  
 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: \$695/sq. ft.

## Inventory for Sale

Epic: 9%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Epic: 142 days  
 Miami: 83 days  
 Miami-Dade: 81 days

