

Unit 4404 - Epic

4404 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11573583 |
| Status: | Pending |
| Size: | 1,255 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$1,270,000 |
| List PPSF: | \$1,012 |
| Valuated Price: | \$1,163,000 |
| Valuated PPSF: | \$927 |

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.

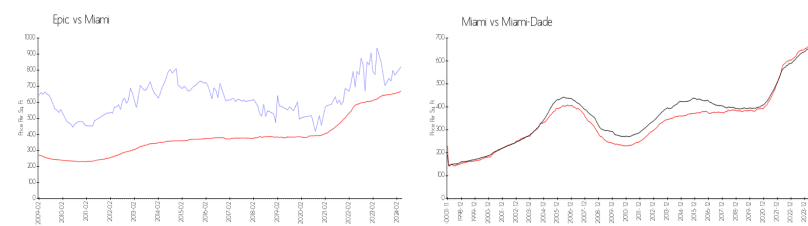
Building Information

| | |
|--|-----|
| Number of units: | 342 |
| Number of active listings for rent: | 29 |
| Number of active listings for sale: | 31 |
| 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: | \$694/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

| | |
|------------|----------|
| Epic | 138 days |
| Miami | 84 days |
| Miami-Dade | 81 days |

