

# Unit 906 - Epic

906 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11592639  
 Status: Active  
 Size: 1,607 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,320,000  
 List PPSF: \$821  
 Valuated Price: \$1,222,000  
 Valuated PPSF: \$760

*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.*

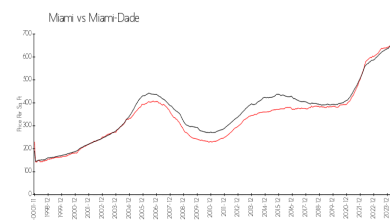
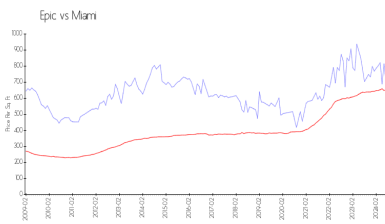
## Building Information

Number of units: 342  
 Number of active listings for rent: 29  
 Number of active listings for sale: 27  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507	1,574 sq ft	Aug 2024	\$1,150,000	\$731
3802	1,539 sq ft	Jul 2024	\$1,050,000	\$682
3805	950 sq ft	Jul 2024	\$640,000	\$674
4304	1,255 sq ft	Jun 2024	\$1,050,000	\$837
3310	799 sq ft	Jun 2024	\$505,000	\$632
4404	1,255 sq ft	Jun 2024	\$1,125,000	\$896

## Market Information



Epic: \$844/sq. ft.      Miami: \$650/sq. ft.  
 Miami: \$650/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Epic: 8%  
 Miami: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Epic: 165 days  
 Miami: 84 days  
 Miami-Dade: 84 days

