

Unit 3411 - Epic

3411 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

Unit Information

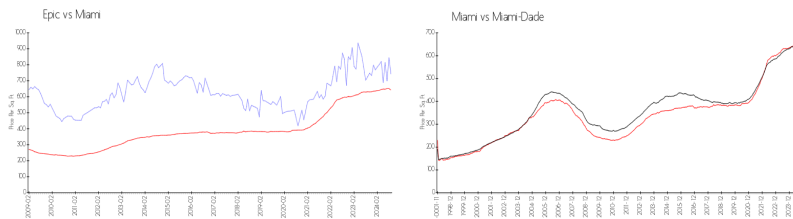
MLS Number:	A11614493
Status:	Pending
Size:	822 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
Rental Price:	\$4,250
List PPSF:	\$5
Valuated Price:	\$433,000
Valuated PPSF:	\$527

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:	26
Building inventory for sale:	7%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

Market Information



Epic:	\$742/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Epic	8%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Epic	137 days
Miami	85 days
Miami-Dade	85 days



MIAMI 2008 - 342 units - 54 floors