

Unit 3307 - Epic

3307 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11615133
Status:	Cancelled
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,350,000
List PPSF:	\$900
Valuated Price:	\$1,225,000
Valuated PPSF:	\$817

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.

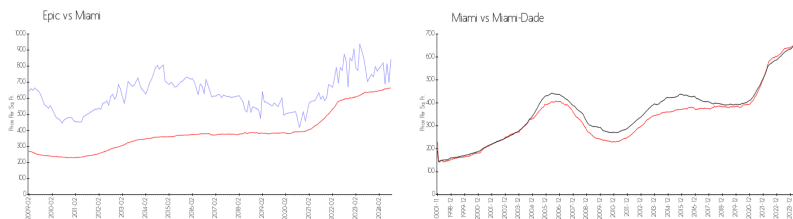
Building Information

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:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3205	950 sq ft	Sep 2024	\$600,000	\$632
4704	1,492 sq ft	Sep 2024	\$1,375,000	\$922
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

Market Information



Epic:	\$844/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Epic	8%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Epic	161 days
Miami	85 days
Miami-Dade	85 days



MIAMI 2008 - 342 units - 54 floors