

Unit 5404 - Epic

5404 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11618482
Status:	Active
Size:	3,889 Sq ft.
Bedrooms:	3
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$7,999,000
List PPSF:	\$2,057
Valuated Price:	\$4,093,000
Valuated PPSF:	\$1,052

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.

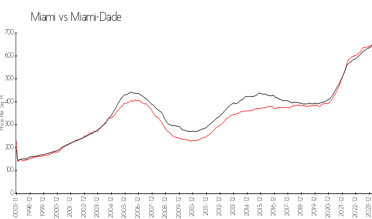
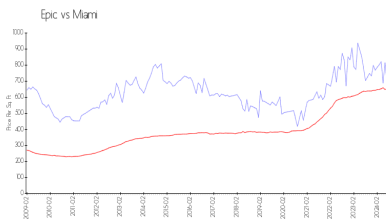
Building Information

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



MIAMI 2008 - 342 units - 54 floors