

Unit 309 - Epic

309 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

Unit Information

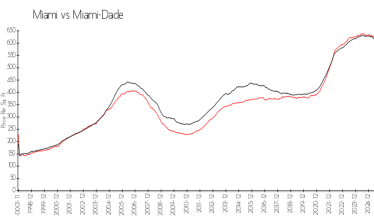
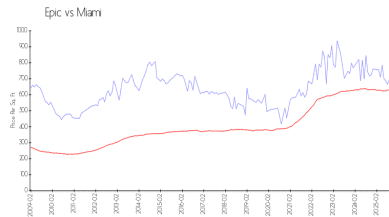
MLS Number:	A11697622
Status:	Active
Size:	1,489 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	
View:	Bay,River
Rental Price:	\$11,500
List PPSF:	\$8
Valuated Price:	\$1,383,000
Valuated PPSF:	\$929

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:	34
Building inventory for sale:	9%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

Market Information



Epic: \$890/sq. ft.
Miami: \$629/sq. ft.

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Miami-Dade: \$668/sq. ft.

Inventory for Sale

Epic	10%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Epic	98 days
Miami	70 days
Miami-Dade	77 days



MIAMI 2008 - 342 units - 54 floors