

Unit 5304 - Epic

5304 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11746413
Status:	Active
Size:	3,055 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$7,500,000
List PPSF:	\$2,455
Valuated Price:	\$3,354,000
Valuated PPSF:	\$1,098

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.

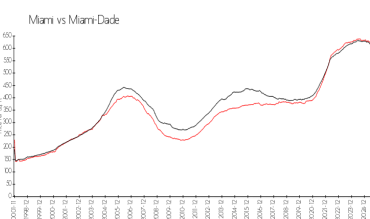
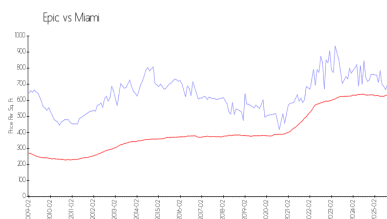
Building Information

Number of units:	342
Number of active listings for rent:	29
Number of active listings for sale:	33
Building inventory for sale:	9%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5104	1,492 sq ft	Dec 2025	\$1,280,000	\$858
3311	822 sq ft	Nov 2025	\$565,900	\$688
3207	1,500 sq ft	Nov 2025	\$1,150,000	\$767
4804	1,492 sq ft	Oct 2025	\$1,270,000	\$851
3307	1,500 sq ft	Sep 2025	\$1,198,000	\$799
3901	1,539 sq ft	Sep 2025	\$940,200	\$611

Market Information



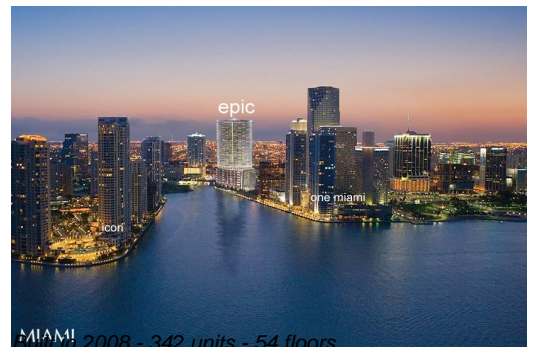
Epic:	\$890/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Epic	10%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Epic	99 days
Miami	70 days
Miami-Dade	77 days



MIAMI 2008 - 342 units - 54 floors