SERHANT.

EPIC
RESIDENCES

SALES REPORT



Epic Residences -
200 Biscayne Boulevard Way, Miami, FL 33131

SALES PERFORMANCE ANALYSIS
FOR EPIC RESIDENCES.

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UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

EPIC RESIDENCES _ AVAILABILITY REPORT 11/4/2026			
	#units	**AVERAGE $ / SQ.FT.**	
1 BEDS	8	$687	**32%**
2 BEDS	16	$856	**64%**
4 BEDS	1	$1,011	**4%**
Available	**25**		**100%**
Total Units	342	7.3%	
ALL INVENTORY		**$808** AVERAGE $ / SQ.FT.	

PRICING

	FROM	TO
1 Beds	$519,000	$695,000
2 Beds	$850,000	$1,690,000
4 Beds	$3,400,000	$3,400,000

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1 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
4011	1	1.5	822	$631	199	**$519,000**
4012	1	1.5	822	$639	543	**$525,000**
3209	1	1.5	799	$662	41	**$529,000**
4409	1	1.5	799	$670	97	**$535,000**
4014	1	1.5	799	$707	334	**$565,000**
4310	1	1.5	799	$720	317	**$575,000**
4414	1	1.5	799	$738	303	**$590,000**
3905	1	1.5	950	$732	28	**$695,000**
AVERAGE				**$687**	**233**	

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2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
5110	2	2.5	1,237	$687	118	**$850,000**
4512	2	2.5	1,237	$732	222	**$905,000**
4912	2	2.5	1,237	$744	650	**$920,000**
5109	2	2.5	1,237	$780	460	**$965,000**
4202	2	2.5	1,539	$760	299	**$1,169,000**
4401	2	2.5	1,539	$780	186	**$1,200,000**
3407	2	2.5	1,500	$820	197	**$1,230,000**
4408	2	2.5	1,500	$833	20	**$1,250,000**
904	2	2.5	1,494	$837	21	**$1,250,000**
5010	2	2.5	1,237	$1,051	28	**$1,300,000**
5004	2	2.5	1,492	$871	169	**$1,300,000**
906	2	2.5	1,607	$828	304	**$1,330,000**
4904	2	2.5	1,492	$922	174	**$1,375,000**
1108	2	2.5	1,453	$1,029	227	**$1,495,000**
508	2	2.5	1,453	$1,032	57	**$1,500,000**

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2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES (Continued)

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
902	2	3.5	1,694	$998	729	**$1,690,000**
AVERAGE				**$856**	**241**	

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4 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
5302	4	4.5	3,362	$1,011	28	**$3,400,000**
AVERAGE				**$1,011**	**28**	

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RECENT SALES

CLOSED SALES (LAST 360 DAYS)

MLS DATA

1 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
3811	1	822	$548,000	**$525,000**	95.8%	08/24/2026

2 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
4801	2	2,457	$2,000,000	**$1,810,000**	90.5%	06/16/2026
509	2	1,489	$1,750,000	**$1,700,000**	97.1%	07/10/2026
506	2	1,607	$1,350,000	**$1,300,000**	96.3%	05/26/2026

3 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
1406	3	1,607	$1,425,000	**$1,300,000**	91.2%	07/02/2026

4 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
200 Biscayne Boulevard Way Unit#PH 5401	4	4,310	$4,750,000	**$4,125,000**	86.8%	07/16/2026

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HISTORY INVENTORY

HISTORY INVENTORY AVERAGE $ x Square Feet

September 30th 2026 ($1,032)

October 31st 2026 ($838)

November 4th, 2026 ($808)

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

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