

Market Report

March, 2019



Epic Condos

200 Biscayne BLVD
Miami, FL 33131

Every month we compile this comprehensive market report focus on Epic Condos in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website epicmiamicondosforsale.com.

Property Stats

POSTAL CODE 33131

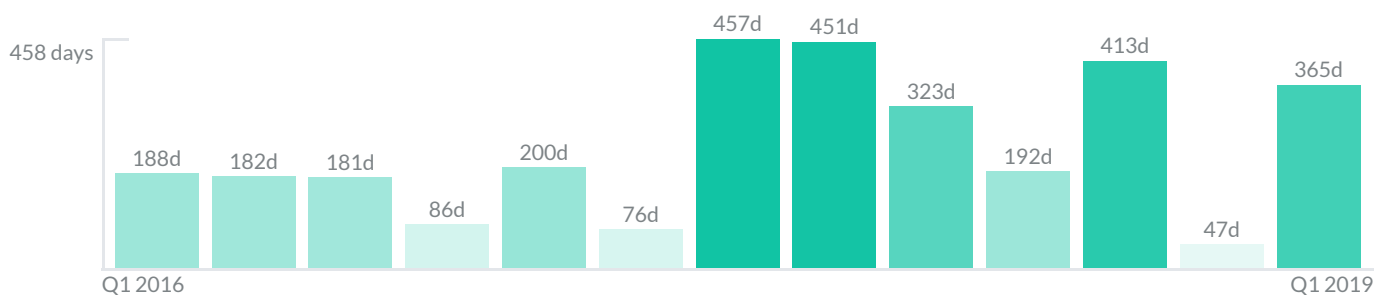
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

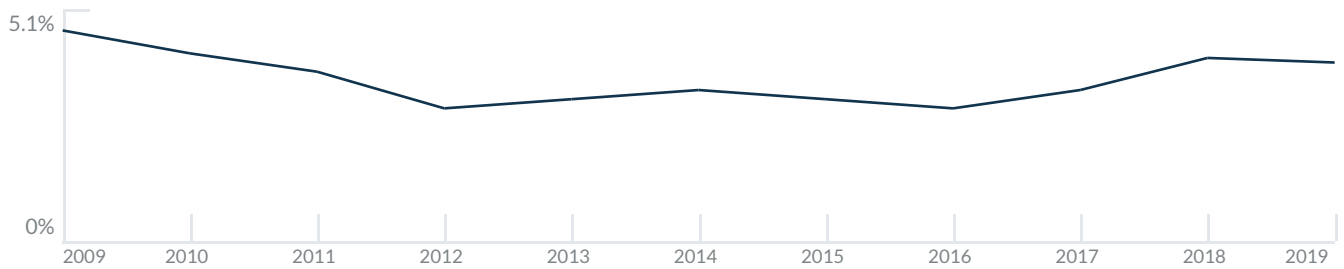
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

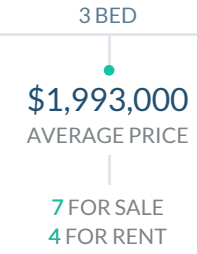
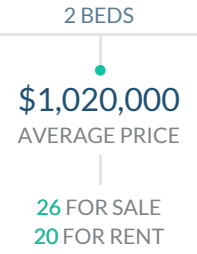
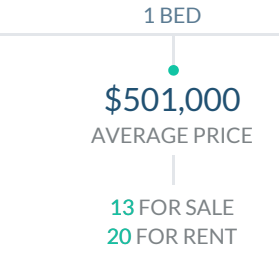
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies-Wolfson	Mater East Academy Middle School	New World School Of The Arts
10/10	4/10	10/10

Insights

IN EPIC CONDOS

Below the average listing prices of available unit per property type.



-5.6% to 4.6%
CAP RATE
Yearly net income when rent

3.7%
NEGOTIABILITY
What you can negotiate



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Epic Condos

\$1,999,000

4 Bathrooms 4 Bedrooms

UNIT 5302 **SOLD** | JAN 2018

\$6,000

2 Bathrooms 2 Bedrooms

UNIT 3407 **RENTED** | SEP 2018

\$5,500

2 Bathrooms 2 Bedrooms

UNIT 4007 **RENTED** | NOV 2018

\$5,800

2 Bathrooms 2 Bedrooms

UNIT 5108 **RENTED** | DEC 2017

\$2,750

1 Bathroom 1 Bedroom

UNIT 3712 **RENTED** | DEC 2018

\$2,300

1 Bathroom 1 Bedroom

UNIT 3311 **RENTED** | OCT 2018

Sold

LAST 20 PROPERTIES SOLD IN EPIC CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
5302	\$1,999,000	4/4	\$594.6	3,362	Feb 2019	365
508	\$725,000	2/2	\$499.0	1,453	Dec 2018	30
3603	\$649,000	2/2	\$473.0	1,372	Dec 2018	63
5008	\$1,100,000	2/2	\$733.3	1,500	Sep 2018	710
303	\$715,000	2/2	\$500.0	1,430	Aug 2018	42
302	\$730,000	3/3	\$430.9	1,694	Aug 2018	42
4214	\$380,000	1/1	\$475.6	799	Jul 2018	858
3908	\$730,000	2/2	\$486.7	1,500	Jun 2018	243
505	\$760,000	3/2	\$481.3	1,579	Jun 2018	121
4911	\$679,900	2/2	\$426.0	1,596	Jun 2018	172
4003	\$733,900	2/2	\$584.8	1,255	Jun 2018	67
4608	\$750,000	2/2	N/A	N/A	Jun 2018	145
4507	\$950,000	2/2	\$594.5	1,598	May 2018	239
4406	\$550,000	1/1	\$578.9	950	May 2018	97
5102	\$1,700,000	3/3	\$691.9	2,457	Apr 2018	375
3912	\$389,000	1/1	\$473.2	822	Apr 2018	272
4408	\$840,000	2/2	\$560.0	1,500	Mar 2018	505
905	\$1,099,000	2/2	\$696.0	1,579	Feb 2018	141
3302	\$895,000	2/2	\$581.5	1,539	Nov 2017	290
PH53...	\$1,998,000	4/4	\$618.0	3,233	Oct 2017	611

Rented

LAST 20 PROPERTIES RENTED IN EPIC CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3407	\$6,000	2/2	\$4.0	1,500	Feb 2019	184
4007	\$5,500	2/2	\$3.7	1,500	Feb 2019	79
5108	\$5,800	2/2	\$3.9	1,500	Feb 2019	409
3712	\$2,750	1/1	\$3.3	822	Jan 2019	49
3311	\$2,300	1/1	\$2.8	822	Jan 2019	117
1108	\$5,000	2/2	\$3.4	1,453	Jan 2019	267
502	\$6,500	3/3	\$3.8	1,694	Jan 2019	55
3903	\$4,500	2/2	N/A	N/A	Jan 2019	147
1408	\$5,400	2/2	\$3.7	1,453	Jan 2019	279
4304	\$4,800	2/2	\$3.8	1,255	Jan 2019	126
3302	\$5,500	2/2	\$3.6	1,539	Dec 2018	16
4901	\$6,350	3/3	\$2.6	2,457	Dec 2018	87
1103	\$5,600	2/2	\$3.6	1,563	Dec 2018	49
4206	\$2,900	1/1	\$3.1	950	Dec 2018	63
3401	\$4,200	2/2	\$2.7	1,539	Dec 2018	17
4407	\$4,950	2/2	\$3.3	1,500	Nov 2018	118
901	\$2,750	1/1	\$2.9	938	Nov 2018	30
3406	\$3,300	1/1	\$3.5	950	Nov 2018	161
4201	\$4,500	2/2	\$2.9	1,539	Nov 2018	160
4412	\$2,350	1/1	\$2.9	822	Nov 2018	82

Currently Listed

ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$1,050,000	2/2	\$657.1	1598	Nov 2018	N/A
N/A	\$5,800/mth	2/2	\$3.6	1598	Mar 2019	N/A
302	\$845,000	3/3	\$498.8	1694	Jan 2019	N/A
503	\$720,000	2/2	\$503.5	1430	Jun 2018	N/A
507	\$6,500/mth	2/2	\$4.1	1574	Feb 2019	N/A
707	\$750,000	2/2	\$476.5	1574	Jan 2019	N/A
902	\$6,200/mth	2/3	\$3.7	1694	Feb 2019	N/A
904	\$999,000	2/2	\$668.7	1494	Feb 2019	N/A
906	\$4,500/mth	2/2	\$2.8	1607	Nov 2018	N/A
1101	\$2,800/mth	1/1	\$3.0	938	Sep 2018	N/A
1108	\$1,000,500	2/2	\$688.6	1453	Aug 2017	N/A
1408	\$1,150,000	2/2	\$791.5	1453	May 2018	MARCO AVEL...
1408	\$5,500/mth	2/2	\$3.8	1453	Jan 2019	N/A
3103	\$4,500/mth	2/2	\$3.6	1255	Feb 2018	N/A
3104	\$720,000	2/2	\$573.7	1255	May 2017	AGUSTIN VER...
3105	\$620,000	1/1	\$652.6	950	Feb 2016	N/A
3105	\$3,050/mth	1/1	\$3.2	950	Oct 2018	N/A
3110	\$2,400/mth	1/1	\$3.0	799	Jan 2019	N/A
3111	\$2,900/mth	1/1	\$3.5	822	Feb 2019	N/A
3114	\$529,000	1/1	\$662.1	799	Dec 2017	200 BISCAYN...

Currently Listed

ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3203	\$700,000	2/2	\$557.8	1255	Feb 2019	N/A
3204	\$690,000	2/2	\$549.8	1255	Feb 2019	N/A
3204	\$4,300/mth	2/2	\$3.4	1255	Feb 2019	N/A
3207	\$959,000	2/2	\$639.3	1500	Aug 2018	HOLADAY HO...
3209	\$2,800/mth	1/1	\$3.5	799	Feb 2019	N/A
3211	\$2,700/mth	1/1	\$3.3	822	Nov 2018	N/A
3311	\$479,000	1/1	\$582.7	822	Apr 2017	ALBERTO MA...
3312	\$365,000	1/1	\$444.0	822	Oct 2018	N/A
3314	\$2,950/mth	1/1	\$3.7	799	Jun 2018	JOAO LUIZ C...
3314	\$549,000	1/1	\$687.1	799	Sep 2018	N/A
3410	\$2,850/mth	1/1	\$3.5	825	Mar 2016	TONY SAMBA...
3414	\$2,580/mth	1/1	\$3.2	799	Dec 2018	N/A
3511	\$2,600/mth	1/1	\$3.2	822	Feb 2019	N/A
3512	\$415,000	1/1	\$504.9	822	Jan 2019	N/A
3514	\$2,700/mth	1/1	\$3.1	867	Sep 2018	N/A
3514	\$410,000	1/1	\$472.9	867	Jan 2019	N/A
3604	\$3,750/mth	2/2	\$3.0	1255	Jan 2019	N/A
3607	\$1,000,000	2/2	\$666.7	1500	Jan 2019	N/A
3607	\$5,300/mth	2/2	\$3.5	1500	Jan 2019	N/A
3608	\$6,400/mth	3/2	\$4.0	1598	Jan 2018	N/A

Currently Listed

ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3608	\$1,250,000	3/2	\$833.3	1500	Jan 2019	N/A
3609	\$485,000	1/1	\$607.0	799	Feb 2019	N/A
3609	\$2,900/mth	1/1	\$3.6	799	Feb 2019	N/A
3613	\$2,350/mth	1/1	\$2.9	799	Jan 2019	N/A
3703	\$895,000	2/2	\$713.1	1255	Mar 2018	N/A
3714	\$2,300/mth	1/1	\$2.9	799	Feb 2019	N/A
3801	\$690,000	2/2	\$448.3	1539	Sep 2018	N/A
3806	\$499,900	1/1	\$526.2	950	Sep 2018	N/A
3809	\$2,650/mth	1/1	\$3.3	799	Jan 2019	N/A
3903	\$4,800/mth	2/2	N/A	N/A	Jan 2019	N/A
4007	\$1,090,000	2/2	\$726.7	1500	Nov 2018	N/A
4012	\$2,700/mth	1/1	\$3.3	822	Nov 2018	N/A
4105	\$520,000	1/1	\$547.4	950	Apr 2016	N/A
4201	\$5,000/mth	2/2	\$3.2	1539	Feb 2019	N/A
4203	\$4,200/mth	2/2	\$3.3	1255	Jan 2019	N/A
4204	\$4,800/mth	2/2	\$3.8	1255	Jan 2019	N/A
4205	\$695,000	1/1	\$731.6	950	Nov 2018	N/A
4206	\$529,000	1/1	\$556.8	950	Jun 2018	N/A
4209	\$2,400/mth	1/1	\$3.0	799	Jan 2019	N/A
4210	\$415,000	1/1	\$519.4	799	Nov 2018	N/A

Currently Listed

ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4212	\$2,800/mth	1/1	\$3.4	822	Aug 2018	N/A
4302	\$920,000	2/2	\$597.8	1539	Feb 2019	N/A
4303	\$4,500/mth	2/2	\$3.6	1255	Oct 2018	N/A
4311	\$3,000/mth	1/1	\$3.6	822	Oct 2018	N/A
4313	\$2,400/mth	1/1	\$3.0	799	Feb 2019	N/A
4402	\$5,500/mth	2/2	\$3.6	1539	Nov 2018	N/A
4501	\$3,000,000	3/3	\$1,221.0	2457	Oct 2016	N/A
4502	\$11,000/mth	3/3	\$4.5	2457	Mar 2019	N/A
4508	\$999,000	2/2	\$666.0	1500	Nov 2018	N/A
4511	\$780,000	3/2	\$630.6	1237	Mar 2019	N/A
4607	\$1,275,000	2/2	\$797.9	1598	Jun 2018	N/A
4607	\$6,000/mth	2/2	\$3.8	1598	Aug 2018	N/A
4608	\$5,500/mth	2/2	\$3.7	1500	Dec 2018	N/A
4707	\$6,500/mth	2/2	\$4.3	1500	Aug 2018	ADRIANA CAL...
4707	\$1,395,000	2/2	\$930.0	1500	Dec 2018	N/A
4708	\$1,400,000	2/2	\$933.3	1500	Jan 2018	RALITZA BAL...
4809	\$895,000	2/2	\$723.5	1237	Dec 2018	N/A
4904	\$4,400/mth	2/2	\$2.9	1492	Jan 2019	N/A
4909	\$800,000	2/2	\$646.7	1237	Feb 2016	N/A
5002	\$2,199,000	3/3	\$878.9	2502	Jun 2017	EPIC 5002 LLC...

Currently Listed

ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5002	\$11,500/mth	3/3	\$4.6	2502	Dec 2018	N/A
5011	\$649,000	2/2	\$524.7	1237	Jan 2016	N/A
5101	\$15,000/mth	3/3	\$6.1	2457	Aug 2017	SAN BERNAR...
5101	\$1,850,000	3/3	\$753.0	2457	Jan 2019	N/A
5102	\$2,750,000	2/2	\$1,119.3	2457	Feb 2019	N/A
5103	\$1,290,000	2/2	\$864.6	1492	Aug 2016	N/A
5111	\$800,000	2/2	\$646.7	1237	Feb 2016	N/A
5203/...	\$4,025,000	3/3	\$1,257.8	3200	Feb 2019	N/A
5208	\$4,750/mth	2/2	\$3.2	1492	Jan 2019	N/A
5211	\$925,000	2/2	\$747.8	1237	Feb 2019	N/A