

# Market Report

May, 2019



## Epic Condos

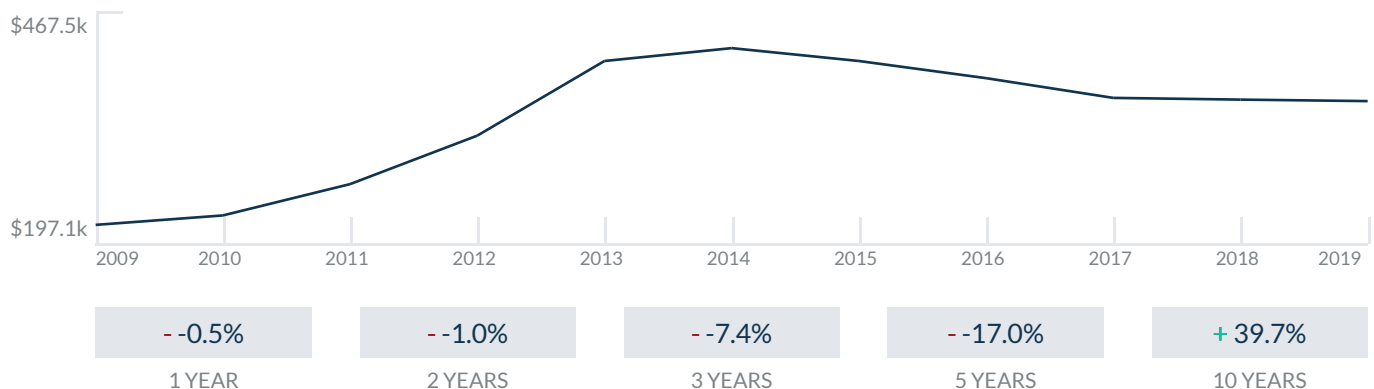
200 Biscayne BLVD  
Miami, FL 33131

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](http://epicmiamicondosforsale.com).

## Property Stats

POSTAL CODE 33131

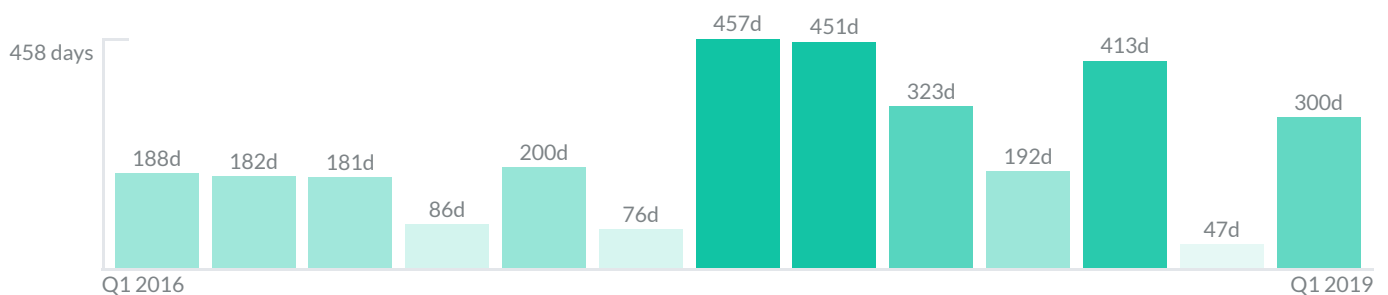
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

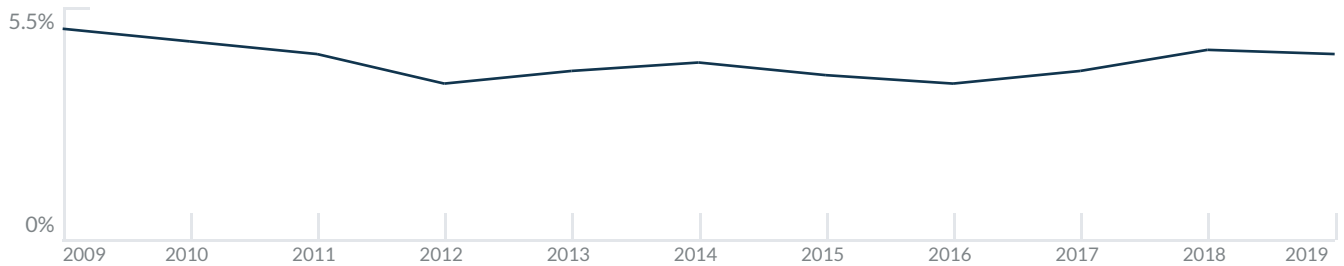


# Mortgage Rates

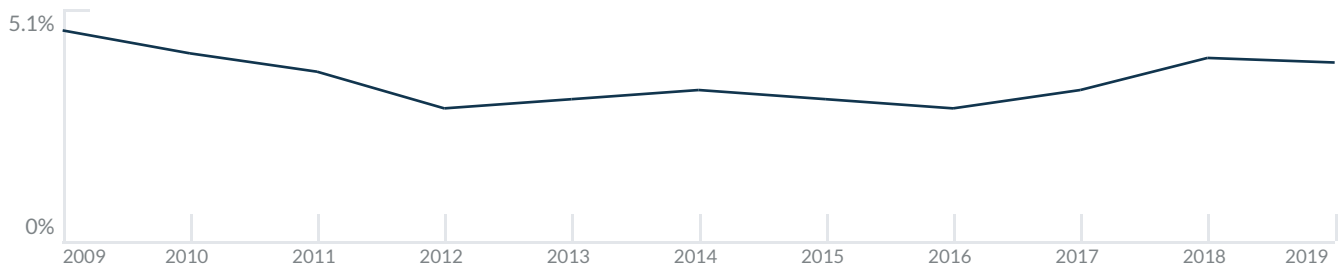
PER YEAR

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
Alpha Charter Of Aspire Engenio Maria De Hostos Youth Leadership Charter School	World School Of The Arts	
1/10	1/10	10/10

# Insights

IN EPIC CONDOS

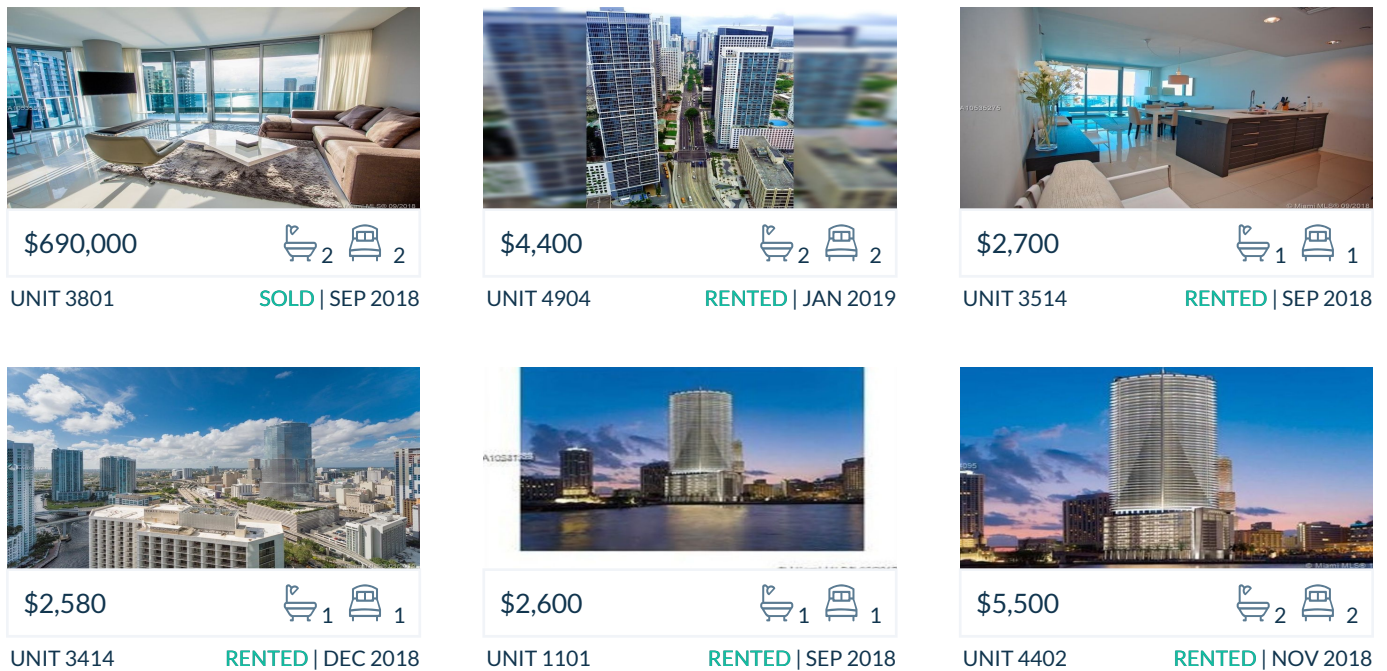
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN EPIC CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1109	\$1,190,000	3/3	\$799.2	1,489	Mar 2019	112
5302	\$1,999,000	4/4	\$594.6	3,362	Feb 2019	365
3114	\$529,000	1/1	\$662.1	799	Feb 2019	424
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

## Rented

LAST 20 PROPERTIES RENTED IN EPIC CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3514	\$2,700	1/1	\$3.1	867	Apr 2019	217
4904	\$4,400	2/2	\$2.9	1,492	Apr 2019	93
3414	\$2,580	1/1	\$3.2	799	Apr 2019	80
4402	\$5,500	2/2	\$3.6	1,539	Apr 2019	123
3809	\$2,650	1/1	\$3.3	799	Apr 2019	84
3804	\$3,500	2/2	\$2.8	1,255	Apr 2019	105
3511	\$2,600	1/1	\$3.2	822	Apr 2019	59
1408	\$5,500	2/2	\$3.8	1,453	Mar 2019	78
4212	\$2,800	1/1	\$3.4	822	Mar 2019	212
4101	\$4,200	2/2	\$2.7	1,539	Mar 2019	54
5007	\$5,500	2/2	\$3.7	1,500	Mar 2019	73
3110	\$2,400	1/1	\$3.0	799	Mar 2019	49
4909	\$3,450	2/2	\$2.8	1,237	Feb 2019	656
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

## Currently Listed

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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	\$4,750/mth	2/3	\$2.8	1694	May 2019	N/A
502	\$6,200/mth	3/3	\$3.7	1694	Mar 2019	N/A
503	\$720,000	2/2	\$503.5	1430	Jun 2018	N/A
507	\$5,900/mth	2/2	\$3.7	1574	Feb 2019	N/A
902	\$5,500/mth	2/3	\$3.2	1694	Feb 2019	N/A
904	\$999,000	2/2	\$668.7	1494	Feb 2019	N/A
1103	\$760,000	2/2	\$486.2	1563	Apr 2019	N/A
1108	\$980,000	2/2	\$674.5	1453	Aug 2017	N/A
1408	\$1,150,000	2/2	\$791.5	1453	May 2018	MARCO AVEL...
1408	\$5,700/mth	2/2	\$3.9	1453	Apr 2019	N/A
3103	\$4,500/mth	2/2	\$3.6	1255	Feb 2018	N/A
3103	\$680,000	2/2	\$541.8	1255	May 2019	N/A
3104	\$680,000	2/2	\$541.8	1255	May 2017	AGUSTIN VER...
3105	\$620,000	1/1	\$652.6	950	Feb 2016	N/A
3203	\$680,000	2/2	\$541.8	1255	Feb 2019	N/A
3204	\$670,000	2/2	\$533.9	1255	Feb 2019	N/A
3204	\$3,950/mth	2/2	\$3.1	1255	Feb 2019	N/A
3207	\$959,000	2/2	\$639.3	1500	Aug 2018	HOLADAY HO...

## Currently Listed

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ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3209	\$2,800/mth	1/1	\$3.5	799	Feb 2019	N/A
3305	\$4,250/mth	1/1	\$4.5	950	Apr 2019	N/A
3311	\$399,000	1/1	\$485.4	822	Apr 2017	ALBERTO MA...
3314	\$2,895/mth	1/1	\$3.6	799	Jun 2018	JOAO LUIZ C...
3314	\$549,000	1/1	\$687.1	799	Sep 2018	N/A
3405	\$3,150/mth	1/1	\$3.3	950	Apr 2019	N/A
3408	\$1,350,000	2/2	\$900.0	1500	Apr 2019	N/A
3410	\$2,850/mth	1/1	\$3.5	825	Mar 2016	TONY SAMBA...
3507	\$4,750/mth	2/2	\$3.0	1598	Apr 2019	N/A
3512	\$415,000	1/1	\$504.9	822	Jan 2019	N/A
3514	\$410,000	1/1	\$472.9	867	Jan 2019	N/A
3602	\$1,049,000	2/2	\$681.6	1539	May 2019	N/A
3604	\$3,650/mth	2/2	\$2.9	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
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	\$2,800/mth	1/1	\$3.5	799	Feb 2019	N/A
3809	\$470,000	1/1	\$588.2	799	Mar 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3902	\$4,750/mth	2/2	\$3.1	1539	Apr 2019	N/A
3903	\$4,450/mth	2/2	N/A	N/A	Jan 2019	N/A
3910	\$2,500/mth	1/1	\$3.1	799	May 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	\$495,000	1/1	\$521.1	950	Apr 2016	N/A
4105	\$3,050/mth	1/1	\$3.2	950	May 2019	N/A
4113	\$2,600/mth	1/1	\$3.3	799	Apr 2019	N/A
4201	\$5,000/mth	2/2	\$3.2	1539	Feb 2019	N/A
4203	\$3,800/mth	2/2	\$3.0	1255	Jan 2019	N/A
4204	\$4,800/mth	2/2	\$3.8	1255	Jan 2019	N/A
4206	\$529,000	1/1	\$556.8	950	Jun 2018	N/A
4302	\$920,000	2/2	\$597.8	1539	Feb 2019	N/A
4303	\$4,200/mth	2/2	\$3.3	1255	Oct 2018	N/A
4304	\$4,750/mth	2/2	\$3.8	1255	Apr 2019	N/A
4305	\$499,000	1/1	\$525.3	950	Apr 2019	N/A
4307	\$5,500/mth	2/2	\$3.7	1500	Mar 2019	N/A
4310	\$4,000/mth	1/1	\$5.0	799	Apr 2019	N/A
4312	\$2,500/mth	1/1	\$3.0	822	May 2019	N/A
4313	\$2,400/mth	1/1	\$3.0	799	Feb 2019	N/A



## Currently Listed

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ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4405	\$3,500/mth	1/1	\$3.7	950	Apr 2019	N/A
4501	\$3,000,000	3/3	\$1,221.0	2457	Oct 2016	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	\$999,999	2/2	\$625.8	1598	Jun 2018	N/A
4608	\$5,000/mth	2/2	\$3.3	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...
4801/...	\$3,700,000	4/4	\$966.6	3828	May 2019	N/A
4801/...	\$16,500/mth	4/4	\$3.5	4695	May 2019	N/A
4809	\$895,000	2/2	\$723.5	1237	Dec 2018	N/A
4909	\$800,000	2/2	\$646.7	1237	Feb 2016	N/A
5001	\$7,000/mth	3/3	\$2.8	2457	Apr 2019	N/A
5002	\$1,999,999	3/3	\$799.4	2502	Jun 2017	EPIC 5002 LLC...
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...
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

## Currently Listed

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ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5203/...	\$3,790,000	3/3	\$1,184.4	3200	Feb 2019	N/A
5211	\$825,000	2/2	\$666.9	1237	Feb 2019	N/A