

Market Report

February, 2021



Epic Condos

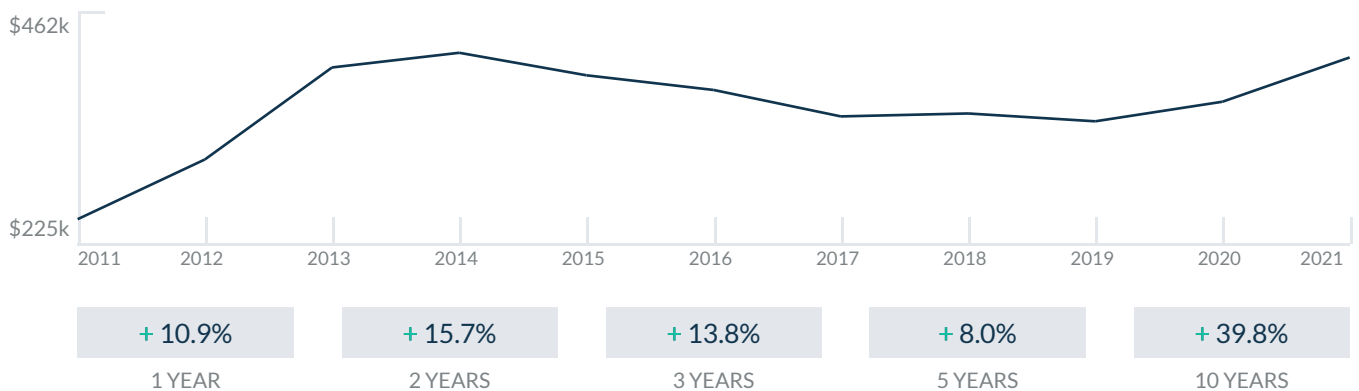
200 Biscayne BLVD
Miami, FL 33131

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

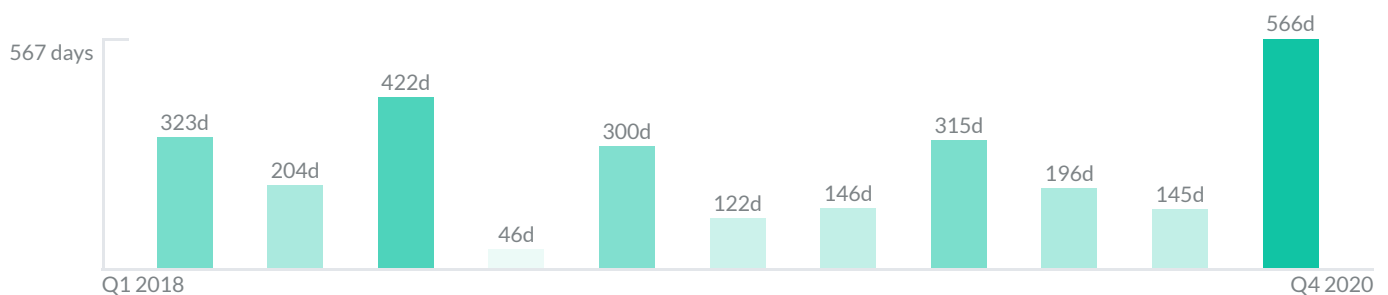
The property stats graph represents the median price evolution since ten years in your postal code area.



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

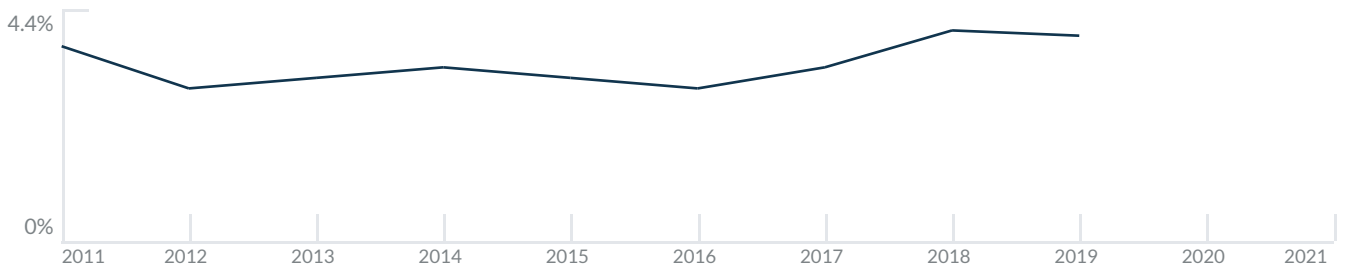
PER YEAR

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©

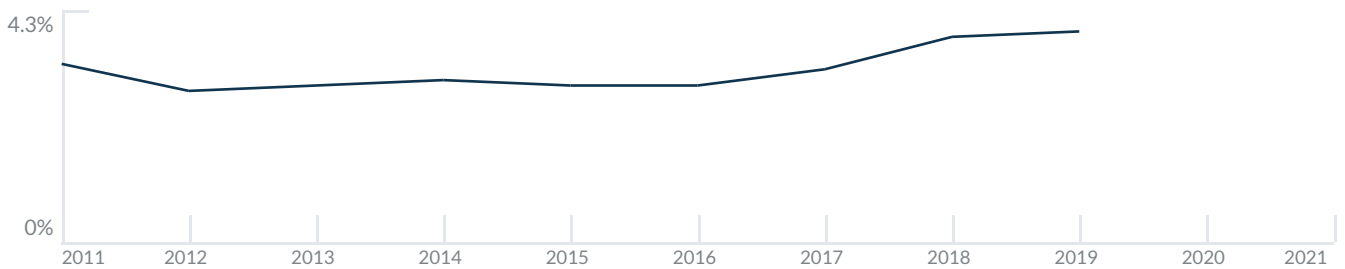
30 YEARS FIXED 4.4%



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

Insights

IN EPIC CONDOS

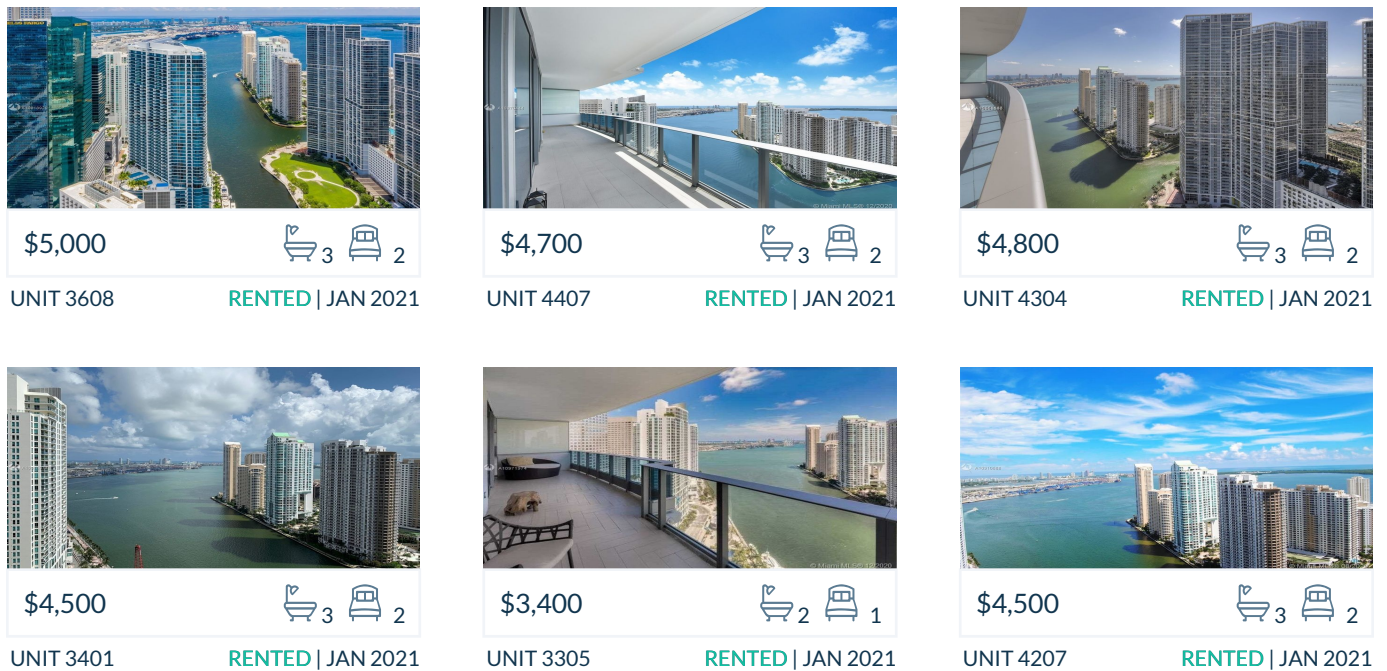
Below the average listing prices of available unit per property type.



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
4908	\$975,000	2/3	\$650.0	1,500	Dec 2020	711
4508	\$860,000	2/3	\$573.3	1,500	Nov 2020	695
4011	\$375,000	1/2	\$456.2	822	Nov 2020	291
1406	\$674,900	2/3	\$420.0	1,607	Sep 2020	275
306	\$825,000	2/3	\$513.4	1,607	Jul 2020	17
3405	\$425,000	1/2	\$447.4	950	Jul 2020	155
3714	\$2,450	1/1	\$3.1	799	Jul 2020	134
303	\$4,980	2/2	\$3.5	1,430	Mar 2020	27
4105	\$440,000	1/2	\$463.2	950	Feb 2020	607
4205	\$450,000	1/2	\$473.7	950	Feb 2020	58
3508	\$4,800	2/2	\$3.2	1,500	Feb 2020	38
1103	\$698,000	2/3	\$446.6	1,563	Jan 2020	249
4008	\$850,000	2/3	\$566.7	1,500	Dec 2019	107
3309	\$380,000	1/2	\$475.6	799	Dec 2019	68
3104	\$600,000	2/3	\$478.1	1,255	Oct 2019	776
4206	\$529,000	1/2	\$556.8	950	Oct 2019	473
3602	\$1,049,000	2/3	\$681.6	1,539	Oct 2019	151
3203	\$580,000	2/3	\$462.2	1,255	Aug 2019	161
4302	\$920,000	2/3	\$597.8	1,539	Jul 2019	101
3312	\$365,000	1/2	\$444.0	822	Jul 2019	175

Rented

LAST 20 PROPERTIES RENTED IN EPIC CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3608	\$5,000	2/3	\$3.3	1,500	Jan 2021	153
4407	\$4,700	2/3	\$3.1	1,500	Jan 2021	48
4304	\$4,800	2/3	\$3.8	1,255	Jan 2021	44
3401	\$4,500	2/3	\$2.9	1,539	Jan 2021	101
3305	\$3,400	1/2	\$3.6	950	Jan 2021	17
4207	\$4,500	2/3	\$3.0	1,500	Jan 2021	148
4314	\$2,990	1/2	\$3.7	799	Jan 2021	200
4402	\$5,500	2/3	\$3.6	1,539	Jan 2021	197
3207	\$4,200	2/3	\$2.8	1,500	Jan 2021	85
1407	\$5,799	2/3	\$3.7	1,574	Jan 2021	50
3411	\$2,700	1/2	\$3.3	822	Dec 2020	18
3510	\$2,600	1/2	\$3.3	799	Dec 2020	17
4111	\$2,650	1/2	\$3.2	822	Dec 2020	77
4212	\$3,000	1/2	\$3.6	822	Dec 2020	128
4214	\$2,950	1/2	\$3.7	799	Dec 2020	263
PH53...	\$11,500	3/5	\$3.4	3,362	Dec 2020	87
3314	\$2,575	1/2	\$3.2	799	Dec 2020	201
4311	\$3,150	1/2	\$3.8	822	Dec 2020	59
3805	\$3,300	1/2	\$3.5	950	Nov 2020	82
4507	\$5,500	2/3	\$3.7	1,500	Nov 2020	32

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH45...	\$13,500/mth	3/3	\$5.5	2457	Jan 2021	GINO MASCI
505	\$860,000	2/3	\$544.6	1579	Nov 2020	N/A
1108	\$800,000	2/3	\$550.6	1453	Jan 2021	MIGUEL ANT...
1408	\$950,000	2/3	\$653.8	1453	Jan 2021	MARCO AVEL...
3101	\$740,000	2/3	\$480.8	1539	Dec 2020	WILLIAM M FI...
3102	\$1,070,000	2/3	\$695.3	1539	Nov 2020	N/A
3103	\$680,000	2/3	\$541.8	1255	Nov 2020	CARLOS A LL...
3105	\$620,000	1/2	\$652.6	950	Nov 2020	MYRIAM ORT...
3114	\$490,000	1/2	\$613.3	799	Sep 2020	N/A
3204	\$699,000	2/3	\$557.0	1255	Jan 2021	N/A
3205	\$3,700/mth	1/2	\$3.9	950	Jan 2021	DAVID BROWN
3207	\$899,000	2/3	\$599.3	1500	Nov 2020	HOLADAY HO...
3209	\$377,000	1/2	\$471.8	799	Jan 2021	N/A
3312	\$3,000/mth	1/2	\$3.6	822	Dec 2020	JEREMY A SA...
3314	\$549,000	1/2	\$687.1	799	Nov 2020	JOAO LUIZ C...
3404	\$780,000	2/3	\$621.5	1255	Oct 2020	JEAN MARC C...
3406	\$625,000	1/2	\$657.9	950	Jan 2021	N/A
3701	\$990,000	2/3	\$643.3	1539	Nov 2020	N/A
3711	\$389,000	1/2	\$473.2	822	Nov 2020	N/A
3812	\$399,000	1/2	\$485.4	822	Jan 2021	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3907	\$980,000	2/3	\$653.3	1500	Nov 2020	MARIA C FER...
3908	\$845,000	2/3	\$563.3	1500	Dec 2020	N/A
3914	\$398,000	1/2	\$498.1	799	Jan 2021	N/A
4004	\$4,000/mth	2/3	\$3.2	1255	Jan 2021	N/A
4111	\$370,000	1/2	\$450.1	822	Nov 2020	JORGE OBIETA
4211	\$2,400/mth	1/2	\$2.9	822	Jan 2021	N/A
4305	\$650,000	1/2	\$684.2	950	Nov 2020	
4410	\$450,000	1/2	\$563.2	799	Dec 2020	DONALD BRY...
4607	\$6,000/mth	2/3	\$3.8	1598	Dec 2020	N/A
4607	\$999,999	2/3	\$666.7	1500	Dec 2020	N/A
4611	\$700,000	2/3	\$565.9	1237	Nov 2020	LEOPOLDO RI...
4802	\$2,179,900	3/4	\$887.2	2457	Jan 2021	BO WALLBLO...
4810	\$682,000	2/3	\$551.3	1237	Dec 2020	N/A
4909	\$800,000	2/3	\$646.7	1237	Nov 2020	MYRIAM ORT...
5002	\$1,999,999	3/4	\$814.0	2457	Nov 2020	EPIC 5002 LLC...
5009	\$645,000	2/3	\$521.4	1237	Dec 2020	ALFREDO GO...
5011	\$649,000	2/3	\$524.7	1237	Dec 2020	N/A
5011	\$3,800/mth	2/3	\$3.1	1237	Dec 2020	N/A
5102	\$11,990/mth	3/3	\$4.9	2457	Jan 2021	N/A
5103	\$1,099,000	2/3	\$736.6	1492	Jan 2021	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5110	\$645,000	2/3	\$521.4	1237	Nov 2020	N/A
5111	\$800,000	2/3	\$646.7	1237	Nov 2020	