

# Unit 1648 - Decoplage

1648 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A10940317  
 Status: Active  
 Size: 1,190 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,600,000  
 List PPSF: \$1,345  
 Valuated Price: \$1,224,000  
 Valuated PPSF: \$1,029

*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: 625  
 Number of active listings for rent: 129  
 Number of active listings for sale: 46  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

## Building Association Information

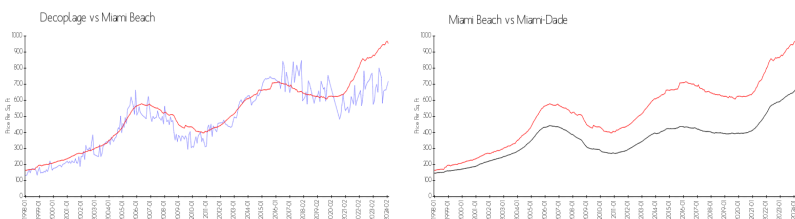
The Decoplage Condominium Association  
 305-672-3594  
 property manager : 305.476.9188

<http://www.decoplagecondominium.com/>

## Recent Sales

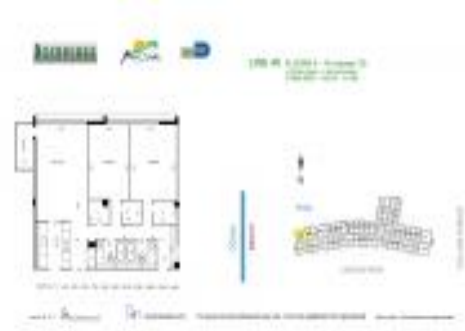
Unit #	Size	Closing Date	Sale Price	PPSF
436	535 sq ft	Apr 2024	\$405,000	\$757
818	535 sq ft	Mar 2024	\$305,000	\$570
919	525 sq ft	Feb 2024	\$469,000	\$893
530	550 sq ft	Dec 2023	\$375,000	\$682
932	545 sq ft	Nov 2023	\$350,000	\$642
543	845 sq ft	Nov 2023	\$530,050	\$627
303	530 sq ft	Nov 2023	\$305,000	\$575

## Market Information



Decoplage: \$718/sq. ft.  
 Miami Beach: \$954/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale



Decoplage	7%
Miami Beach	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Decoplage	135 days
Miami Beach	97 days
Miami-Dade	80 days